LANDMARKS COMMISSION

AGENDA

Wednesday, May 7, 2025
6:00 p.m.

This meeting includes in-person and virtual participation.
Council Chambers
333 Broadalbin Street SW
Or join the meeting here:
https://council.albanyoregon.gov/groups/lac/zoom
Phone: 1 (253) 215-8782 (long distance charges may apply)
Meeting ID: 891-3470-9381 Passcode: 530561

Please help us get Albany's work done.
Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of Minutes
   - April 2, 2025 [Pages 3-6]
4. Historic Preservation Month Awards
5. Public Comment
6. Scheduled Business
   A. (Continuance) HI-02-25, Type III – Quasi-Judicial Process [Pages 7-33]
   Summary: Historic Review of Exterior Alterations for a change in window size and Historic Review of Use of Substitute Materials for the replacement of windows on an existing accessory structure. (Project Planner – Alyssa Schrems alyssa.schrems@albanyoregon.gov)
   B. HI-05-25, Type III – Quasi-Judicial Process [Pages 34-72]
   Summary: Historic Review of Exterior Alterations to enclose a rear area of the house and move the rear door to align with the rear east wall and Historic Review of Use of Substitute Materials for the replacement of three windows and the aluminum siding on the house. (Project Planner – Alyssa Schrems alyssa.schrems@albanyoregon.gov)

Persons wanting to provide testimony may:

1- *Email written comments to cdaa@albanyoregon.gov, including your name, before **noon on the day of the meeting.***

2- *To comment virtually during the meeting, register by emailing cdaa@albanyoregon.gov before **noon on the day of the meeting,** with your name. The chair will call upon those who have registered to speak.*

3- *Appear in person at the meeting and register to speak.*

7. Business from the Commission

8. Staff Updates-June meeting discussion

9. Next Meeting Date: June TBD

10. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cdaa@albanyoregon.gov or call 541-917-7550

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.

MINUTES

April 2, 2025
6:00 p.m.
Hybrid – Council Chambers
Approved: Draft

Call to Order

Chair Robinson called the meeting to order at 6:00 p.m.

Pledge of Allegiance **6:00 p.m.**

Roll Call

Members present: Camron Settlemier, Chad Robinson, Cathy Winterrowd, Jim Jansen, Richard Engeman

Members absent: Rayne Legras (excused), Mason Cox (excused)

Approval of Minutes for March 5, 2025

Commissioner Settlemier motioned to approve the minutes for March 5, 2025. Commissioner Winterrowd seconded the motion, which passed 5-0.

Public Comment

None.

Scheduled Business **6:02 p.m.**

Public Hearing Type III-Quasi-Judicial Process File No. HI-01-25:

Historic Review of Exterior Alterations for the installation of rooftop solar panels in residence at 525 6th Avenue SW.

Chair Robinson opened the hearing at 6:02 p.m.

Commission Declarations

No members declared any Conflict of Interest, or Ex-parte contact

All commissioners reported a site visit.

No members abstained from participating in the deliberation.

There were no challenges.

David Martineau read the hearing procedures.

Staff Report

David Martineau provided the staff report sharing slides*. Solar panels would be installed relative to the front side and rear sides of the residence. The structure is Historic Non-Contributing.

Applicant Testimony **6:06 p.m.**

Applicant representative, Miles Henderson, with Pure Energy Group, noted that they avoided placing panels on the south facing roof planes to the street.

Kerry McQuillin, homeowner, testified that historic preservation is important to her, so they were careful to ensure proper installation and placement of the panels. She noted that the panels are removable. To mitigate the visual impacts, they re-did the roof in a charcoal color to help the panels blend in black on black and low profile.

Commissioner Settlemier asked if the edges of the panels were black as well. The installer responded that the panels are black with black edges not white or silver and are made out of anti-reflective material.

Commissioner Jansen asked for other examples in the district, and how the conduit is situated.
Miles Henderson answered that there is a waterproof junction box and no visible conduit.

Commissioner Winterrowd thanked them for the completeness of the application and their testimony.

Public Testimony

None.

Rebuttal/Staff Response

None.

Procedural Questions

None.

Chair Robinson declared public hearing closed at 6:13 p.m.

Commission Deliberation
In general Commissioners felt that all the criteria had been met. Commissioner Settlemier was appreciative that the panels were not put in the front which would have been visible from the street.

Motion: Commissioner Winterrowd moved to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-01-25. This motion is based on the findings and conclusions in the March 26, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter. Commissioner Engeman seconded the motion, which passed 5-0.

Public Hearing Type III-Quasi-Judicial Process File No. HI-02-25:

Historic Review of Exterior Alterations for a change in window size and Historic Review of Use of Substitute Materials for the replacement of four windows on an existing accessory structure at 632 Washington Street SW with minor changes to window size.

Chair Robinson called public hearing to order at 6:15 p.m.

Commission Declarations
No commissioners declared a conflict of interest or ex-parte contact.

All commissioners reported a site visit.

No commissioners abstained from participating.

There were no challenges to the declarations or participation of commissioners.

David Martineau read the hearing procedures.

Staff Report **6:17 p.m.**

Martineau presented the staff report sharing slides* He noted the Decision Criteria and Eligibility Standards and that the home is Historic Contributing.

Applicant Testimony **6:19 p.m.**

Jason and Jessica Roeser, homeowners, wanted to provide context for the application for replacement of four windows. Two of the windows on the second level are nailed in by the previous owner and the wrong size. The lower two double-hung windows would be replaced to match and for fit.

Commission Questions

Commissioner Settlemier asked about the origin of the two upper windows (that were nailed in) and how old the windows are and what condition they are in. Also, whether they had done a cost analysis between wood and composite. Roeser responded that the windows pre-date their ownership and they didn't know the history of the windows. The commissioner then asked about the condition of the lower windows and

whether they were beyond repair. As there wasn't any professional determination of deterioration, the contractor just suggested it should be replaced at the same time.

Commissioner Jansen asked if the carriage house was livable space. Roeser said it was not. The commissioner asked what substitute material was composed of, and if it matches the same style. The homeowner said the composite was a pine material with Ultrax Coating over it that would be painted matching in the same design.

Commissioner Winterrowd asked the applicant why they choose to use the composite and whether they have any cost for wood or information. Roeser responded that he listened to contractor recommendations and thought composite would be easier to source. Commissioner Winterrowd referenced the Friends of Historic Albany letter asking about the difference between the windows on the carriage house and the main house and what the appropriate style should be.

Commissioner Jansen stated with the lack of historical reference there is no way to tell what was original.

Commissioner Settlemier asked if there was going to be siding work as well. The applicant agreed they planned to replace some damaged siding with like materials, but it would be on a separate application.

Staff Response/Rebuttal

None.

Public Testimony

None.

Procedural Questions

None.

The Chair closed the Public Hearing at 6:27 p.m.

Commission Deliberation

Commissioner Jansen offered that if not original… but there needs to be a cost analysis.

Commissioner Winterrowd agreed that there needs to be a cost analysis provided, especially if one over one and what would be appropriate sizing and style. But she didn't necessarily have an issue with composite.

Commissioner Robinson didn't have a problem with the windows. He reiterated that they should have a cost analysis of repair and typically need to have a cost analysis between wood and composite. As he wasn't sure there was enough information provided to base a decision on.

Commissioner Settlemier had a couple of concerns. First noting that the two upper windows certainly aren't original as the size is off and nailed in so not from the period of significance. It was probably cheaper back then to construct six over six than one over one because of the pane size. Settlemier agreed that the windows aren't original and that the six over six are original to the house and contributing. He also was concerned with a lack of evidence that the windows are beyond repair as that is part of the criteria and are also missing information on cost prohibitive factors.

Commissioner Engeman questioned whether the carriage house was original with the home or constructed at a time after the period of significance. He agreed that the windows probably aren't original. But there isn't enough information and no history on the accessory building.

Commissioner Winterrowd asked about holding the hearing open for more information.

Chair Robinson called for a vote for reopening the Hearing to ask the applicant to bring additional information to the next meeting. All voted in favor of reopening the hearing in a roll call vote 5-0.

The Public Hearing was re-opened at 6:35 p.m.

The Chair offered the applicant additional testimony and asked if they could return to the next meeting with the additional information requested.

Chair Robinson called for a vote to continue the hearing on the next meeting date May 7, 2025. All commissioners voted in favor of the continuation, 5-0.

Business from the Commission **6:39 p.m.**

Commissioner Winterrowd shared that she had contacted David Lewis, Associate Anthropology Professor at Oregon State University about doing a new presentation for History Month and he agreed. She agreed to coordinate it.

Commissioner Settlemier acknowledged that he is still planning his talk on how to research a home's history for Historic Preservation Month in May. They are looking for a date and venue.

Commissioner Robinson thanked the Commissioners for helping to get the letters authored and signed. He asked Martineau when they planned on doing the Recognition awards. Staff agreed to invite the mayor and any interested Council members to a Landmarks presentation. He also acknowledged the publication of the new Preservation Post newsletter.

Staff Updates

None.

Next Meeting Date

The next meeting is scheduled for May 7, 2025, in the Council Chambers at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Susan Muniz
Recorder

Reviewed by,

David Martineau
Planning Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@albanyoregon.gov.*

Staff Report

Historic Review of Exterior Alterations and Substitute Materials

HI-02-25 **March 26, 2025**

Summary

This staff report evaluates a Historic Review of Substitute Materials and Exterior Alterations for an accessory structure (garage) on a developed lot within the Monteith National Register Historic District (Attachment A). The applicant proposes a like-for-like trim replacement on an accessory structure, as well as a replacement of four double-hung windows with composite windows of slightly larger dimensions.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Jason & Jessica Roeser, 632 Washington Street SW, Albany, OR 97321
Address/Location:	632 Washington Street SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AA; Tax Lot 13200
Zoning:	Historic Monteith (HM) District (Montieth National Register Historic District)
Total Land Area:	7,370 square feet
Existing Land Use:	Single Unit Residence
Neighborhood:	Central Albany
Surrounding Zoning:	North: Hackleman Montieth (HM) East: HM South HM West HM
Surrounding Uses:	North: Single Unit Residences, Church East: Single Unit Residences South Single Unit Residences West Church, Single Unit Residences, Fourplex
Prior History:	N/A

Notice Information

On March 12, 2025, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On March 21, 2025, notice of public hearing was also posted on the subject site. As of March 23, 2025, no comments have been received.

Analysis of Development Code Criteria

Historic Review of Exterior Alterations Generally (ADC 7.120)

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) are addressed in this report for the proposed development. The criteria must be satisfied to grant

approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Exterior Alteration Criteria (ADC 7.100-7.165)

Section 7.150 of the ADC, Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

a. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure; OR

b. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

Findings of Fact

1.1 Location and Historic Character of the Area. The subject property is located at 632 Washington Street SW in the Hackleman Monteith (HM) zoning district within the Monteith National Register Historic District. Properties in all directions are in the HM zoning district and are developed with residential uses and churches.

1.2 Historic Rating. The residence is rated as a Historic Contributing resource in the Monteith National Register Historic District. The residence was constructed in 1893. The accessory structure was originally constructed as a carriage house and has been converted into a garage.

1.3 History and Architectural Style. The nomination form lists the architectural style of the residence as Queen Anne/Stick style. The exterior chimney on the south side of the residence is noted as either being altered or added as an addition. A garage door has been added to the accessory structure.

1.4 Proposed Exterior Alterations. The applicant proposes to replace four existing double hung windows on the carriage house/garage with composite windows in the same style but better sized for the openings. The applicant also proposes to replace deteriorated window trim as needed, with like-for-like materials.

ADC 7.150 further provides the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria. Conclusions for ADC 7.150 and 7.160 will be discussed below.

Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material

shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Findings of Fact

2.1 Building Use (ADC 7.160(1)). The primary structure was originally constructed as a residence and continues to be used as a residence. The carriage house was originally constructed to house a carriage and has been converted into a garage with the addition of a garage door. Both a garage and carriage house are used to shelter a method of transportation specific to their time period. Based on this fact, this criterion is met.

2.2 Historic Character (ADC 7.160(2). The residence was constructed in the Queen Anne/Stick style. The carriage house was constructed in a complementary manner to the house, with divided lite double-hung windows on the first floor and loft. The windows in the loft are approximately half the size of those on the first floor. Based on these facts, criterion ADC 7.160(2) is met.

2.3 Historic Record & Changes (ADC 7.160(3) and (4). The residence was originally constructed in 1893 in the Queen Anne/Stick style. The carriage house was constructed in a manner that is complementary to the house but lacks the distinctive stickwork or gable brackets. The applicant does not propose any conjectural features or architectural elements from other buildings. The changes to the house that have occurred have not acquired historic significance in their own right. Based on these facts, criterion ADC 7.160(3 and 4) are met.

2.4 Distinctive characteristics (ADC 7.160(5)). The residence was originally constructed in 1893 in the Queen Anne/Stick style. Distinctive features include stick work in the gable ends, Eastlake porch features, sunburst gable brackets, rectangular window bays with brackets on the east and south side of the house and a transom above the entry door. The carriage house appears to have novelty drop siding and double hung windows, with the windows on the ground level being six over six divided lite windows and the loft windows consisting of six divided lites. The applicant proposes replacing the windows with windows matching the existing window style but sized slightly larger to better fit the window openings.

2.5 Deteriorated Features (ADC 7.160(6). The applicant proposes replacing four windows with windows matching the existing window style but slightly larger to better fit the window openings. The applicant states that the existing windows are a replacement window that was "scabbed in" prior their ownership. The Commission may determine if this criterion is met based on further evidence and testimony submitted.

2.6 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant states they will not use chemical or physical treatments. Based on this, the criterion is met.

2.7 Significant Archaeological Resources (ADC 7.160(8)). The applicant states there are no known archeological resources located at or near this site. If significant archaeological resources are found on the site, the contractor will notify the architect who will notify a SHPO archeologist. The artifact will not be moved and work in the area will cease until SHPO is done with their review. Based on these facts, this criterion appears to be met.

2.8 Historic Materials (ADC 7.160(9)). The applicant states the exterior alterations will not destroy historic materials that characterize the property. The proposed alterations will approximate the size, scale, and architectural features based on pictorial evidence. The applicant further proposes to reuse existing trim around the windows depending on deterioration. In the event that existing trim cannot be

salvaged the applicant proposes to do a like for like material replacement. The Commission may determine if this criterion is met based on further evidence and testimony submitted.

2.9 New Additions (ADC 7.160(10)). The applicant states that there are no new additions proposed with this request, therefore this criterion is not appliable.

Conclusions

2.1 The proposed exterior alterations will restore deteriorated and/or missing character-defining features on the front façade.

2.2 The proposed alterations are consistent with the existing structure in massing, size, scale, materials, and architectural features, potentially satisfying ADC 7.150(2) and consistent with the Secretary of Interior's Standards in ADC 7.160,

Historic Review of the Use of Substitute Materials (ADC 7.170-7.225)

ADC eligibility for the use of substitute materials (ADC 7.200(1)) and review criteria for Historic Review of the Use of Substitute Materials (ADC 7.200) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Eligibility for the Use of Substitute Materials (ADC 7.200)

The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

The building or structure is rated historic non-contributing; OR

In the case of historic contributing buildings or structures, the existing siding, windows or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

Any application for the use of substitute siding, windows, and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

The applicant proposes to replace four double hung windows on an existing garage/carriage house with windows that match the existing windows in style but are slightly larger to fit the window openings.

Findings of Fact

3.1 Eligibility and Existing Conditions. The residence is rated as a Historic Contributing resource in the Montieth National Register Historic District. The applicant states that four of the existing wood double-hung windows on the garage are deteriorated and need to be replaced. The applicant provided photos of the windows proposed to be replaced.

3.2 Substitute Materials. The applicant proposes to replace the windows with matching windows made of a composite material.

Conclusions

3.1 The residence is rated as a Historic Contributing resource in the Montieth National Historic District and is therefore not eligible for review under the first threshold in ADC 7.200.

3.2 The applicant states that wood elements that are damaged due to rot will be replaced with composite windows in a matching style but slightly larger.

3.3 Based on the above analysis, staff recommends additional information regarding the cost prohibitive nature of non-substitute materials. The applicant shall have an opportunity to expand on their eligibility at the hearing.

Design and Application Criteria for the Use of Substitute Materials (ADC 7.210)

Criterion 1

The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance of the existing siding, windows or trim.

Findings of Fact

1.1 The applicant provided specification sheets for both window styles in the application submittals. The proposed windows appear to replicate the profile and style of the original windows, with only minor detail changes due to sizes. The Commission has the discretion to determine if the proposed windows generally approximate the appearance of the previous windows.

Conclusions

1.1 New windows are proposed to match the general appearance of the existing windows.

1.2 The Commission may determine if this criterion is met.

Criterion 2

Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.

Findings of Fact and Conclusions

2.1 Based on the plans, all installed materials can be removed and replaced later if needed without considerable damage to the structure.

2.2 This criterion has been satisfied.

Criterion 3

The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.

Findings of Fact

3.1 Based on the submittals, none of the windows' components will be grained to resemble wood.

Conclusions

3.1 The proposed material will not be wood-grained.

3.2 This criterion has been satisfied.

Criterion 4

The proposed siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.

Findings of Fact and Conclusions

4.1 The windows will not be installed in a manner that would affect decorative or character-defining features on the building. The applicant is not proposing to enlarge the window opening, rather better fit the window to the existing opening.

4.2 Based on these facts, the criterion appears to be satisfied.

Criterion 5

The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.

Findings of Fact and Conclusions

5.1 No historic trim is proposed to be covered by substitute materials. The applicant proposes to replace deteriorated trim with like-for-like replacement of wood trim. The applicant also proposes to reinstall the existing wood trim depending on deterioration level.

5.2 Based on these facts, this criterion is satisfied.

Criterion 6

Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces.

Findings of Fact

6.1 The applicant does not propose to install any siding or trim over historic brick, stone, stucco, or other masonry surfaces.

Conclusions

6.1 There is no siding or trim to be installed over the historic limestone or stucco.

Summary – Substitute Materials

The applicant proposes to replace four double hung windows on an existing garage/carriage house with windows that match the existing windows in style but are slightly larger to fit the window openings.

Overall Conclusions

The applicant proposes a like-for-like trim replacement on an accessory structure, as well as a replacement of four double-hung windows with composite windows of slightly larger dimensions.

Staff finds all applicable criteria are met for the exterior alterations and use of substitute materials but encourages additional information regarding eligibility to be provided by the applicant at the hearing.

Options and Recommendations

The Landmarks Commission has five options with respect to the subject application:

Option 1: Approve the requests as proposed;

Option 2: Approve the requests with conditions of approval;

Option 3: Approve the Exterior Alteration request but deny the Use of Substitute Materials;

Option 4: Approve the Use of Substitute Materials but deny the Exterior Alteration; or

Option 5: Deny the requests.

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 2 and approve both the Exterior Alteration request and the Use of Substitute Materials request with conditions. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Motion

I move to approve the exterior alterations and use of substitute materials including conditions of approval as noted in the staff report for application planning file no. HI-02-25. This motion is based on the findings and conclusions in the March 26, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

Condition 1 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report. Deviations from these descriptions may require additional review.

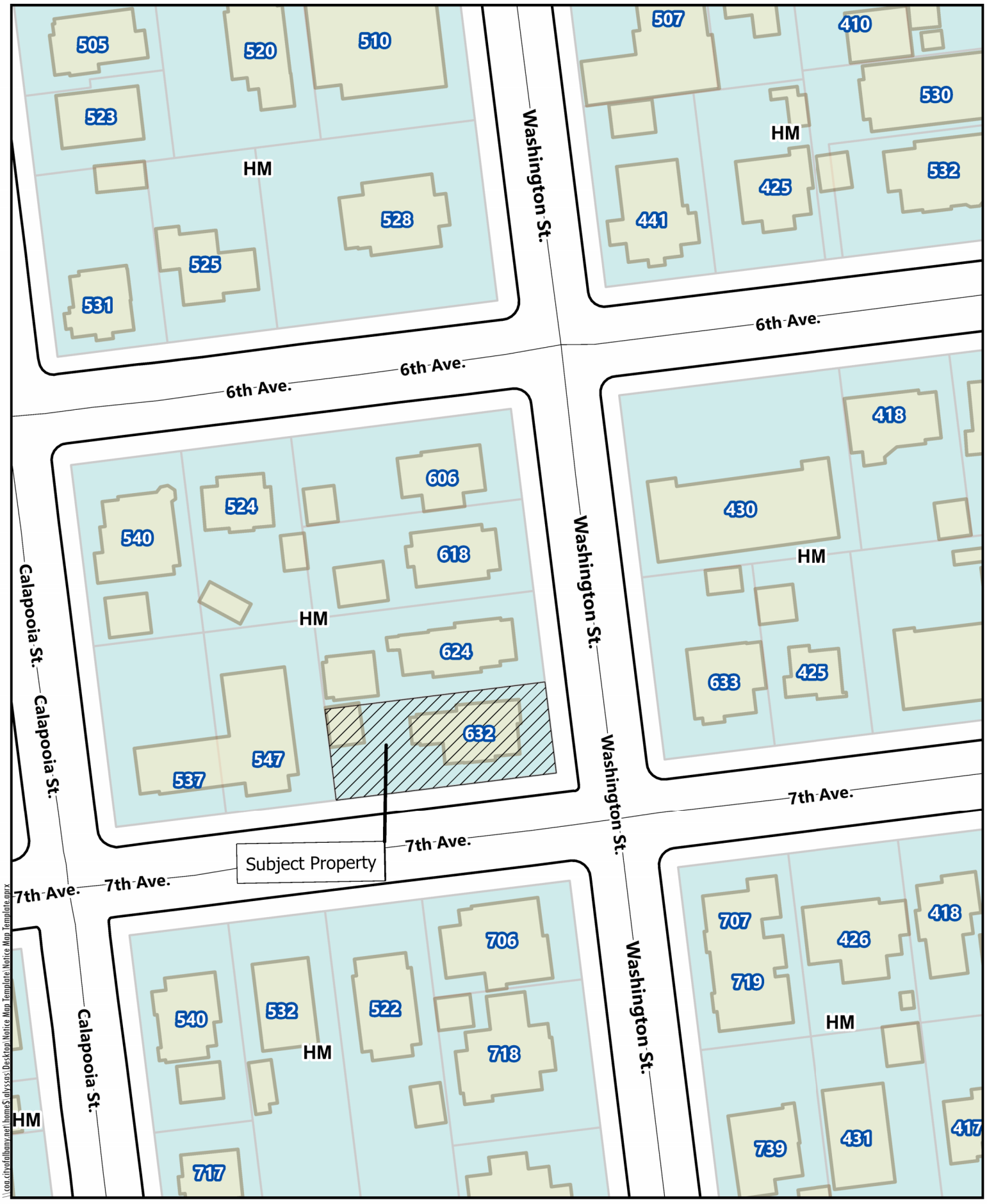
Condition 2 **Historic Review** – A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Attachments

A. Location Map
B. Historic Resource Survey
C. Applicant's Submittal

Acronyms

ADC	Albany Development Code
HI	Historic file designation
HM	Hackleman Monteith Zoning District



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N

0 50 100 200 Feet

632 Washington St SW

Date: 3/10/2025 Map Source:

Location Map

COUNTY: Linn

HISTORIC NAME: Baltimore House
COMMON NAME: None
ADDRESS: 632 Washington St. SW
ADDITIONAL ADDRESS: NONE
CITY: Albany
OWNER: Max & Traci Ahmad
CATAGORY: Building
LOCATION Monteith Historic District
MAP NO: 11S04W12AA **TAX LOT:** 13200
BLOCK: 46 **LOT** N/A
ADDITION NAME: Original Platt
PIN NO: 11S04W12AA13200 **ZONING** HM

ORIGINAL USE: Residence
CURRENT USE: Residence
CONDITION: Good
INTEGRITY: Good **MOVED?** N
DATE OF CONSTRUCTION: 1893
THEME 19th Century Architecture
STYLE: Queen Anne/Stick
ARCHITECT UNKNOWN
BUILDER: UNKNOWN
QUADRANGLE Albany **ASSESSMENT:** N 1981
ORIGINAL RATING: Primary
CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: Irregular
FOUNDATION MAT.: Brick
ROOF FORM/MAT.: Hipped and gable
STRUCTURAL FRAMING: Balloon
PRIMARY WINDOW TYPE: 1/1 double hung
EXTERIOR SURFACING MATERIALS: Drop siding

NO. OF STORIES: 2
BASEMENT Y
PORCH: Hipped

DECORATIVE FEATURES:
Stick work in gable ends, Eastlake porch features, sunburst gable brackets, rectangular bays w/ brackets E&S side, Transom above door

EXTERIOR ALTERATIONS/ADDITIONS:
Exterior chimney (S)

NOTEWORTHY LANDSCAPE FEATURES:
None

ADDITIONAL INFO:
Carriage house on 7th Ave. converted to garage

INTERIOR FEATURES:
None

LOCAL INVENTORY NO.: M.361
SHPO INVENTORY NO.: None
CASE FILE NUMBER: None

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY -ALBANY
MONTEITH HISTORIC DISTRICT -PAGE TWO

NAME: ~~Max & Traci Ahmad~~ Hazel Harrison
ADDRESS: 632 Washington Ave. S.W.
QUADRANGLE: Albany

T/R/S: T11-R4W-S12
MAP NO.:11-4W-12AA
TAX LOT: 13200

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NEGATIVE NO.: X-32

SLIDE NO.: MS.361

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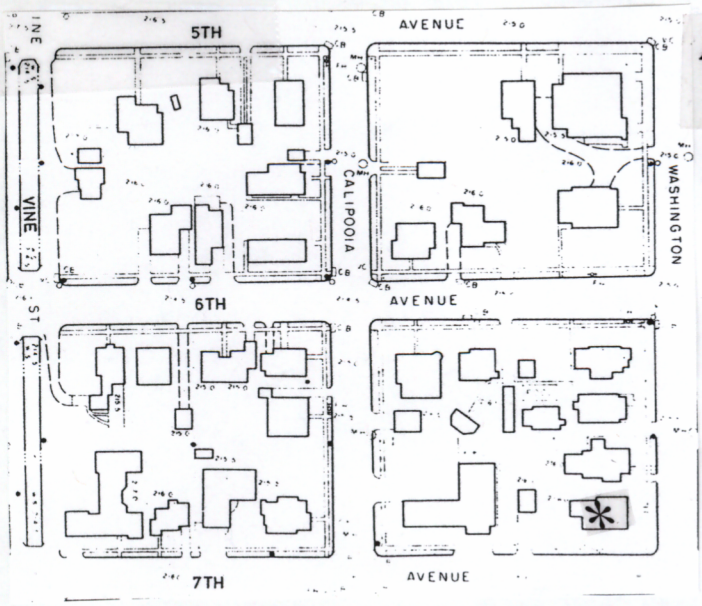

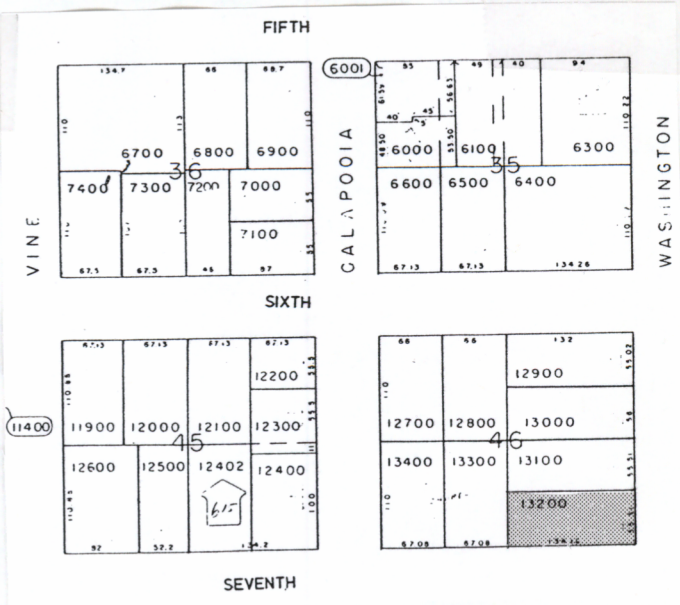

GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & Tanya Neel.

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P E R M I T S   Id: ASSR105  Keyword: UASSR    User: BLDGA              08/17/94
Assessor Parcel File Maintenance

     Enter Option: I
     Parcel No: 11S04W-12-AA-13200        Account No: 0132148

        Status: A Active     Retired(Y/N): N

Street Address:    632 Dir: SW St: WASHINGTON STREET              City:
Situs Location: 632 WASHINGTON STREET SW
    Legal Desc:
         Acres:          .00
       X-COORD:
       Y-COORD:
 Tax Rate Area: 440
 Assr Use Code: 0041       Assessed/Exempt: A
Pub Owned(Y/N): N
 Primary Owner: AHMAD, SHAHNEWAZ MAX              Phone:
  Mailing Addr: AHMAD, TRACI
                632 WASHINGTON ST SW
                ALBANY, OR                    Zip: 973212332
Contract Owner:    Percent/Ownership:    .00

                    *** Press any key to continue ***
```

164. 632 Washington S.W.
Significance: Primary
Use: Residence
Date: c. 1893

Present Owners: ~~Sara Blickensdorfer~~ John Bailey / Carolyn Ashlock
632 Washington S.W.
Tax Lot: 11-4W-12AA-13200

Description:

Two story with basement, gable and hipped roofs, wood frame, brick exterior chimneys, and brick and concrete block foundations, some stuccoed.

This corner lot house is an interesting hybrid of styles--primarily Queen Anne with elements of Stick Style, Italianate and Eastlake.

Each facade has a two story gabled bay with brackets, pendants, sunburst and other Eastlake ornament at the apex of the barge boards. Gable walls have diagonal panels in the Stick Style manner. Street front (south and east) bays have projecting rectangular bays at the first floor in the Italianate manner.

Paneled bays have paired windows, a bracketed cornice and a hipped roof terminating at the second floor window sill.

The front porch extends from the front bay (east) around to the north bay and features a pediment over the entry, brackets, spindles and other Eastlake trim. The front door has decorated panels and an elegant etched glass light with classical trim at the head and sill.

Typical windows are double-hung, one light over one.

Horizontal drop siding with corner boards is used on all walls.

Alterations - storm windows added - west wall of west wing altered - front and back porch steps and railings not original - concrete block foundations are recent - composition roof shingles.

Chimney needs repair.

Historical Comments: Style is Queen Anne. This house appears on 1895 Sanborn Map. D. M. Thompson, a saddler, owned this property in 1859, deeded to him by Thomas Monteith. Owners are in possession of all abstracts, deeds, titles, and mortgages on the property.

Emma Baltimore House c.1891 632 Washington

We don't know much about Emma, but the latest research indicated that E. Lena Baltimore lived in Albany in 1880 and was 50 years old at that time. Her husband was I. William Baltimore a lawyer. I suspect that Emma was the widow of I. William when this house was built soon after 1891.

The garage in the back of the house is a remodeled carriage house.

Note: stick work, gable trim, bargeboards

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Building & Planning 541-917-7550

APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals
Send completed signature page and checklist(s) to albanyoregon.gov/permits

- ☐ Adjustment (AD)
- ☐ Alternative Setback
- ☐ Annexation (AN)
- ☐ Comprehensive Plan Amendment (CP)
  - ○ Map Amendment
  - ○ Map Amendment; concurrent w/zoning
  - ○ Text Amendment
- ☐ Conditional Use, circle one: Type II or III
  - ○ Existing Building: expand or modify
  - ○ New Construction
  - ○ Home Business (Type III only)
- ☐ Development Code Text Amendment (DC)
- ☐ Floodplain Development Permit (FP)
- ■ Historic Review (HI)
  - ○ Exterior Alteration – residential, not visible from street (Type I)
  - ○ Exterior Alteration – all commercial and residential visible from street (Type III)
  - ○ New Construction (Type III or I-L)
  - ○ Demolition or Moving (Type III)
  - ○ Substitute Materials (Type III)
- ☐ Interpretation of Code (CI)
  - ○ Quasi-Judicial (Type II)
  - ○ Legislative (Type IV)
- ☐ Land Division (check all that apply)
  - ☐ Partition (PA) ☐ Expedited
    - ○ Tentative Plat (Type I-L)
    - ○ Tentative Plat PD or CD (Type III)
    - ○ Final Plat (Type I)
  - ☐ Subdivision (SD) ☐ Expedited
    - ○ Tentative Plat (Type I-L)
    - ○ Tentative Plat PD or CD (Type III)
    - ○ Final Plat (Type I)
  - ☐ Tentative Re-plat Type I-L (RL)
  - ☐ Modification to Approved Site Plan or Conditional Use
  - ☐ Natural Resource Boundary Refinement (NR)
  - ☐ Natural Resource Impact Review (NR)
  - ☐ Non-Conforming Use (MN)
  - ☐ Planned Development (PD)
    - ○ Preliminary (Type III)
    - ○ Final (Type I)
  - ☐ Property Line Adjustment (LA)
  - ☐ Site Plan Review (SP)
    - ○ Accessory Building
    - ○ Change of Use, Temporary or Minor Developments
    - ○ Manufactured Home Park
    - ○ Modify Existing Development
    - ○ Parking Area Expansion (only)
    - ○ New Construction
    - ○ Tree Felling
  - ☐ Temporary Placement (TP)
  - ☐ Urban Growth Boundary (UGB)
  - ☐ Vacation (VC)
    - ○ Public Street or Alley
    - ○ Public Easements
  - ☐ Variance (VR)
    - ○ Major Variance (Type II)
    - ○ Minor Variance (Type I-L)
  - ☐ Willamette Greenway Use (WG)
  - ☐ Zoning Map Amendment (ZC)
    - ○ Quasi-Judicial (Type IV)
    - ○ Legislative (Type IV)
  - ☐ **Other Required (check all that apply)**
    - ○ Design Standards
    - ○ Hillside Development
    - ○ Mitigation
    - ○ Parking/Parking Lot
    - ○ Traffic Report
  - ☐ Other_____

Location/Description of Subject Property(s)

Site Address(es): 632 Washington St SW

Assessor's Map No(s): 11S 04W 12 AA Tax Lot No(s): 13200

Comprehensive Plan designation: 101 - Residential Improved Zoning designation: Residential (Historic)

Size of Subject Property(s): 7370 Related Land Use Cases: N/A

Project Description: Exterior alteration - Replacement of deteriorated/incorrectly sized window in detached carriage house.

■ Historic Overlay ☐ Natural Resource Overlay District ☐ Floodplain or Floodway Overlay

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Building & Planning 541-917-7550

Historic Review of Substitute Materials

Checklist and Review Criteria

INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (subject to change every July 1); staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Application and materials must be submitted online through Accela at http://www.albanyoregon.gov/permits. Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

REQUIRED ATTACHMENTS AND CHECKLIST:

☐ **PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**

☐ **HISTORIC INFORMATION.** Provide a copy of the historic information about the building and proposed project below.

☒ **WRITTEN DESCRIPTION/DRAWINGS.** Detail where the substitute material is proposed, the type of substitute materials, proposed dimensions, and proposed methods of application of substitute materials and preservation of the original materials and architectural elements. ATTACHED

☐ **PHOTOGRAPHS.** Please submit any photos that clearly show the current condition of the area intended to be altered by the application of substitute materials.

☐ **PEST AND DRY ROT INSPECTION REPORT.** The City may require a pest and dry rot inspection and a report assessing the structure's condition.

☒ **REVIEW CRITERIA RESPONSES.** In a separate document, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the review criteria found on pages 2 & 3.

☒ **HISTORIC PROPERTY INFORMATION & PROJECT DESCRIPTION**
Submit the following information (separately or submit this page):

1. Historic District:
   ☒ Monteith ☐ Hackleman ☐ Downtown ☐ Local Historic ☐ Commercial/Airport
2. Historic rating:
   ☒ Historic Contributing ☐ Historic Non-Contributing ☐ Non-Historic (post 1945)
3. House Architectural Style(s): QUEEN ANNE

4. Construction Date: TBD BASED ON WINDOW APPROVAL ~ APRIL 2025?

5. Please explain in detail what original features (siding, windows, trim, etc.) are proposed to be replaced. For windows, measurements are needed for each window proposed to be replaced. At least one photograph of each window is required to show the condition of all window parts.

ORIGINAL WINDOWS NO LONGER INSTALLED. WERE REPLACED WITH INCORRECTLY SIZED WINDOWS AS TEMPORARY FIX PRIOR TO MY OWNERSHIP. PHOTOS ATTACHED.

6. **Proposed materials and application methods.** Include dimensions and design details for each new window. (Note: new windows must match the style and profile of the original windows. For example, a single-pane sash must be replaced with a single-pane sash; a six-pane sash must be replaced with a six-pane sash.)

7. How will the original materials and architectural features/elements be preserved?

NEW WINDOWS WILL ALSO BE DOUBLE HUNG + SAME GENERAL DESIGN AS ORIGINAL/CURRENT WINDOWS.

☒ **REVIEW CRITERIA RESPONSES.** On a **separate page** please prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria (ADC 7.200 and 7.210). Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact on page 3.)

Eligibility for the Use of Substitute Materials. The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

1. The building or structure is rated historic non-contributing OR, in the case of historic contributing buildings or structures, the existing siding, windows, or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

Any application for the use of substitute siding, windows, and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

Design and Application Criteria for Substitute Materials. For buildings or structures rated historic contributing or historic non-contributing, the application for the use of substitute materials on siding, windows or trim must follow these guidelines:

1. The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows, or trim.
2. Substitute siding, windows, and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.

3. The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.
4. The proposed siding, siding, windows, or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows, and/or trim may not be covered or replaced with substitute materials.
5. The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.
6. Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces.

For the application of substitute siding and trim only:

7. The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.
8. The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.
9. Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.
10. Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.
11. The proposed siding shall be placed in the same direction as the historic siding.
12. The new trim shall be applied so as to discourage moisture infiltration and deterioration.
13. The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.
14. A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.

HISTORIC REVIEW OF SUBSTITUTE MATERIALS: OVERVIEW

The City reviews the use of substitute materials to encourage preservation of characteristics and materials of the historic architectural style. Review is required for the application of substitute materials for siding, windows, and trim on buildings or structures originally constructed before 1946 and on the Local Historic Inventory.

A pre-application meeting is recommended prior to applying for this land use permit. This meeting provides for an exchange of information about Development Code and Comprehensive Plan requirements and offers technical and design assistance to the applicant. **Please contact the Historic Preservation Planner in the Planning Division to arrange a time to meet to review your project proposal. In most cases, a site visit will be needed to document the condition of the materials proposed to be replaced.**

The Landmarks Commission reviews applications for use of substitute materials. The applicant and adjoining property owners within 100 feet (ADC 7.180) will receive notification of the Landmarks Commission meeting on the proposal. The Commission accepts both written and verbal testimony. The Landmarks Commission may attach conditions of approval appropriate for the promotion or preservation of historic or architectural integrity. All conditions must relate to a review criterion.

All decisions must specify the basis for the decision. Landmarks Commission decisions may be appealed to the Albany City Council. Decisions of the Community Development Director may be appealed to the Landmarks Commission.

Rev. 12/2024

Note: Projects that require a historic review may also require other land use reviews. If other reviews are required, they may be handled concurrently.

EXAMPLE OF FINDINGS OF FACT

Criteria for Findings of Fact:

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact:

Statements addressing individual criteria must be in a "finding of fact" format. A finding of fact consists of two parts:

1. Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
2. An explanation of how those facts result in a conclusion supporting the criterion.

Example:

Criterion: The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure.

Facts: The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns, and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected "sawn" design (rather than turned) that was typical in the late 19th century. (SEE ATTACHED DRAWING.)

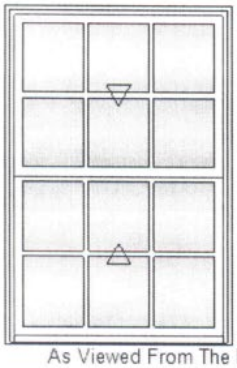
Conclusion: Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.

Historic Exterior Alteration Compliance (632 Washington St SW / Carriage House Windows)

- Home Details
  - 632 Washington St SW Albany, 97321
  - Built 1893 / Monteith Historic District
  - Categorized as Historic Contributing
- Scope: Replace 4 damaged windows in detached carriage house with double hung windows (qty 2 = 38 ½" x 56 ¼", qty 2 = 37" x 39 5/8")
- 2 of the current windows on 2nd floor are not sized correctly, they were temporarily "scabbed in" prior to our ownership. (see attached photos).
- New windows will maintain similar look to original windows and also match house (double hung).
- Rotting trim will be replaced where applicable with like-materials. If possible, will salvage existing trim if no rot/damage is identified.
- Windows and trim will be painted to match existing structure.

Window Information

MARVIN



As Viewed From The Exterior

Entered As: CN
CN 3856
FS 37 1/2" X 55 3/4"
RO 38 1/2" X 56 1/4"
Egress Information
Width: 34 3/8" Height: 22 31/32"
Net Clear Opening: 5.48 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-01534-00001
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1720 mm (42X67.7 in)
LC-PG40 DP +40/-40
FL6525

Stone White Exterior
White Interior
Elevate Double Hung
CN 3856
Rough Opening 38 1/2" X 56 1/4"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Frame and Sash:

- The frame and sash exteriors are made of Ultrex® and meets all the requirements of AAMA 624-10.
- Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony. Frame and sash color may be selected independently.
- The interior is non finger-jointed pine, kiln dried to a moisture content of 6-12% at time of fabrication. Water-repellent, preservative treated.
- Interior wood is available as Pine bare wood or factory-applied white, clear, and designer black interior finish. Frame and sash color may be selected independently.

Frame:

- Composite frame thickness is 1 9/16", (40). Frame width is 4 9/16", (116). Flat bottom sill with 13 degree bevel. Non finger-jointed pine interior frame liner is applied to all units. Ultrex is .075" (2) thick.

Sash:

- Composite sash thickness is 1 17/32" (39). Ultrex is .070" (2) thick.

Jamb Extension:

- Extension Thickness: 9/16" (14)
- Multiple depths available from 1/8" (3), 1/4"(6), and depths varying between 1/2"(13) and 4"(102) at 1/16" (2) increments
- Maximum jamb depth is 8 9/16". (217)
- 6 13/16" (173) or 6 13/16" (173) jamb extension - factory-applied
- All other jamb depth options are available shipped loose.
- Material: Bare Pine
- Option: factory applied white, designer black and clear lacquer interior finish

Hardware:

- The balance system is a coil spring block and tackle system, with nylon cord and zinc locking shoe.
- Both sash tilt into the room for cleaning or removal for painting without removing the screen.
- High-pressure zinc die cast check rail lock and keeper.
- Lock employs a cam-lock mechanism.
  - Color: Almond Frost, White, or Matte Black. Optional Bright Brass, Oil Rubbed Bronze, and Satin Nickel.
- Each sash employs spring loaded tilt latches to allow for easy tilting or sash.
- On IZ3 units CN32 widths and wider, two locks are mounted.
- Optional factory applied Window Opening Control Device is available on all sizes. A system consisting of an acetal lever housed in an acetal shell on each stile of the top sash. This device works in accordance to ASTM F2090-10 standard specification for window fall prevention devices with emergency escape.
  - Color: White, Beige, and Black.

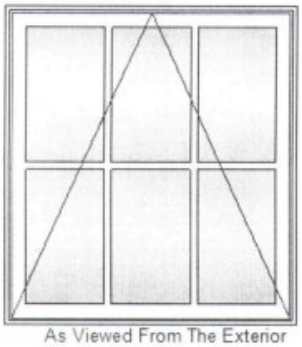
Installation:

- Factory applied folding nailing fin and drip cap system
  - Optional installation brackets for masonry available
  - Optional through jamb installation method with brackets
  - Factory supplied field mulling kits are available for standard assemblies, or 30° and 45° Bay assemblies.
- Recommended method for IZ3 glazed units is installation clips and nailing fin.

MARVIN

Stone White Exterior
White Interior
Elevate Awning - Roto Operating
CN 3739
Rough Opening 37" X 39 5/8"
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
White Folding Handle

632 WASHINGTON ST
OLSEN CONST
Quote Number: **UV8RNYY**



As Viewed From The Exterior

Entered As: CN
CN 3739
FS 36" X 39 1/8"
RO 37" X 39 5/8"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 57
CPD Number: MAR-N-251-01240-00001
Performance Grade
Licensee #899
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 914X1197 mm (37X47.7 in)
LC-PG50 DP +50/-50
FL9686

Interior Aluminum Screen
Bright View Mesh
White Surround
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Frame and Sash:

- The frame and sash exteriors are made of Ultrex® and meets all the requirements of AAMA 624-10.
- Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony. Frame and sash color may be selected independently.
- The interior is non finger-jointed pine, kiln dried to a moisture content of 6-12% at time of fabrication. Water-repellent, preservative treated.
- Interior wood is available as Pine bare wood or factory-applied white, clear, and designer black interior finish. Frame and sash color may be selected independently.

Frame:

- Composite frame thickness is 1 9/16", (40). Frame width is 4 9/16", (116). Flat bottom sill with 13 degree bevel. Non finger-jointed pine interior frame liner is applied to all units. Ultrex is .075" (2) thick.

Sash:

- Composite sash thickness is 1 17/32" (39). Ultrex is .070" (2) thick.

Jamb Extension:

- Extension Thickness: 9/16" (14)
- Multiple depths available from 1/8" (3), 1/4"(6), and depths varying between 1/2"(13) and 4"(102) at 1/16" (2) increments
- Maximum jamb depth is 8 9/16". (217)
- 6 13/16" (173) or 6 13/16" (173) jamb extension - factory-applied
- All other jamb depth options are available shipped loose.
- Material: Bare Pine
- Option: factory applied white, designer black and clear lacquer interior finish

Hardware:

- The balance system is a coil spring block and tackle system, with nylon cord and zinc locking shoe.
- Both sash tilt into the room for cleaning or removal for painting without removing the screen.
- High-pressure zinc die cast check rail lock and keeper.
- Lock employs a cam-lock mechanism.
  - Color: Almond Frost, White, or Matte Black. Optional Bright Brass, Oil Rubbed Bronze, and Satin Nickel.
- Each sash employs spring loaded tilt latches to allow for easy tilting or sash.
- On IZ3 units CN32 widths and wider, two locks are mounted.
- Optional factory applied Window Opening Control Device is available on all sizes. A system consisting of an acetal lever housed in an acetal shell on each stile of the top sash. This device works in accordance to ASTM F2090-10 standard specification for window fall prevention devices with emergency escape.
  - Color: White, Beige, and Black.

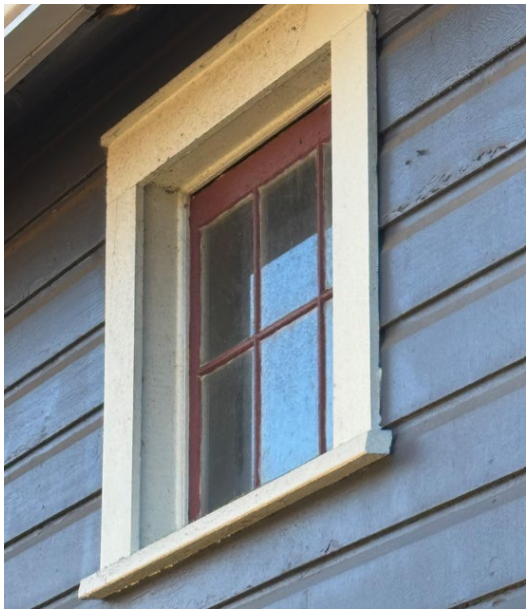
Installation:

- Factory applied folding nailing fin and drip cap system
  - Optional installation brackets for masonry available
  - Optional through jamb installation method with brackets
  - Factory supplied field mulling kits are available for standard assemblies, or 30° and 45° Bay assemblies.
- Recommended method for IZ3 glazed units is installation clips and nailing fin.

Existing Window Photos:

1. 2nd Floor South Facing.
   - Note gap at top of window as it is not properly fitted to opening.

2. 2nd Floor North Facing:
   - Note gap at top of window as it is not properly fitted to opening.
   - 2nd photo = interior view.



3. 1st Floor East Facing

4. 1st Floor West Facing

Note west facing side of carriage house will be painted to match the rest of structure after siding/window replacement. Was previously blocked by row of arborvitae that were removed last fall.

Application Addendum – April 2025

Action Items / Follow-up re: feedback from council:

1. Determine if lower windows deemed to be “damaged beyond repair”.
2. If not, provide cost comparison of restoring windows vs replacement of windows per previous application and review.

Summary:

Contacted Julie Whalen of Willamette Windows Restoration for evaluation and quote for repairing qty 2 lower windows and replacement/rebuild of qty 2 upper windows.

Per Julie’s inspection, lower windows ***can be repaired*** and updated as follows:

Lower West Window:

1. Construct replica upper sash.
2. Restore single sash board for lower sash.
3. Replace meeting rail.
4. Replace hardware where applicable.

Lower East Window:

1. Tune up of lower sash (replace ropes, make operable).
2. Replace hardware where applicable.

Upper North and South Windows:

1. Construct replica sash
2. Replace south sill
3. Replace ropes/balance systems to make operable.
4. Replace hardware where applicable.

Cost Comparison

Window Replacement (via Olson Construction/Marvin Windows):	$6513.26
Window Repair/Rebuild (via Willamette Window restoration):	$7736.00

Willamette Window Restoration Quote Details:

Estimate details
Estimate no.: 609
Estimate date: 04/14/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**13.7 Construct replica sash**	Construct replica sash using Clear Vertical Grain Douglas-fir with mortise and tenon joinery. This will be a 6 light sash. Once built we will set the glass in glazing putty and add finish paint to both the interior and exterior. This is for the upper sash in the west side opening of the carriage house. Opening W.	1	$1,600.00	$1,600.00
2.	**13.5 Restore single sash board**	Remove sash and board up opening. Process sash, and stops. Scrape all paint, sand, prime, add glazing putty, 2 coats finish paint. sand jambs for operability, paint portions of jamb, install sash. The meeting rail in this opening also needs to be replaced. We will add a thumb latch to the lower sash to allow it to be held open as desired. Lower sash in opening W.	1	$1,222.00	$1,222.00
3.	**02.02Tune-up-lower sash**	Replace ropes or existing balance system and make the lower sash operable. Add thumb latch to allow the lower sash to be held open. Lower Sash, opening E.	1	$215.00	$215.00
4.	**13.7 Construct replica sash**	Construct replica sash using Clear Vertical Grain Douglas-fir with mortise and tenon joinery. 6 light sash to replace the existing sash in the opening facing north. Opening 2N & 2S. Sash will be fixed closed.	2	$1,600.00	$3,200.00
5.	**21 Materials**	Awning Hardware and latch for opening 2n and 2S to allow them to open.	2	$125.00	$250.00
6.	**20.1 sill splice/replacement**	Replace sill and subsill in opening 2S. Sill will be primed when installed.	1	$675.00	$675.00
7.	**02.03 Tuneup Upper Sash**	Replace ropes or existing balance system on upper sash. (Any opening)	1	$215.00	$215.00
8.	**02.02Tune-up-lower sash**	Replace ropes or existing balance system and make the lower sash operable. (Any opening)	1	$215.00	$215.00
9.	**21.6 Paint**	Finish Paint (1 gallon for interior and 1 gallon for exterior) we will leave the left over paint with client.	2	$72.00	$144.00
		Total			**$7,736.00**

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | COMMUNITY DEVELOPMENT 541-917-7550

Staff Report

Historic Review of Exterior Alterations and Substitute Materials

HI-05-25 **April 30, 2025**

Summary

This staff report evaluates a Historic Review of Substitute Materials and Exterior Alterations for a home on a developed lot within the Hackleman National Register Historic District (Attachment A). The applicant proposes to replace aluminum siding with hardi-plank siding, replace three windows (two aluminum and one vinyl) with Anderson Woodwright windows, replace the front entry door, remove a non-historic side door and enclose a rear covered area of the building and move the rear door to align with the rear east wall.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant: 97321	Scott Lepman dba Glorietta Bay LLC, 100 Ferry Street NW, Albany, OR
Representative:	Candace Ribera, 100 Ferry Street NW, Albany, OR 97321
Address/Location:	244 6th Avenue SE
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-07BA, Tax Lot 4700
Zoning:	Hackleman Monteith (HM) District (Hackleman National Register Historic District)
Total Land Area:	4,260 square feet
Existing Land Use:	Single Unit Residence
Neighborhood:	Central Albany
Surrounding Zoning:	North: Hackleman Montieth (HM) East: HM South HM West HM
Surrounding Uses:	North: Single Unit Residences, fourplex, apartment complex East: Single Unit Residences, apartment complex South Single Unit Residences West Single Unit Residences, Fire Station
Prior History:	HI-10-11: Rebuild single-car detached garage to match existing garage and increase depth by 4 feet and move forward 10 feet. (Approved with Conditions, expired). HI-09-15: New Construction to replace existing garage with a new garage to match existing, move it closer to Montgomery Street SE, and lengthen it by 4 feet. (Approved with Conditions).

Notice Information

On April 16, 2025, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On April 25, 2025, notice of public hearing was also posted on the subject site. As of April 28, 2025, no comments have been received.

Analysis of Development Code Criteria

Historic Review of Exterior Alterations Generally (ADC 7.120)

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Exterior Alteration Criteria (ADC 7.100-7.165)

Section 7.150 of the ADC, Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

a. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure; OR

b. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

Findings of Fact

1.1 Location and Historic Character of the Area. The subject property is located at 244 6th Avenue SE in the Hackleman Monteith (HM) zoning district within the Hackleman National Register Historic District. Properties in all directions are in the HM zoning district and are developed with residential uses and a fire station.

1.2 Historic Rating. The residence is rated as a Historic Contributing resource in the Hackleman National Register Historic District. The residence was constructed around 1940. Previous alterations on the property have both dealt with reconstruction/replacement of the single-car garage on the property.

1.3 History and Architectural Style. The nomination form lists the architectural style as Vernacular. The only noted decorative feature is the overhanging eaves. The aluminum siding is noted as an exterior alteration, but there is no note of what the previous siding was.

1.4 Proposed Exterior Alterations. The applicant proposes to replace aluminum siding with hardi-plank siding, replace three windows (two aluminum and one vinyl) with Anderson Woodwright windows, replace the front entry door, remove a non-historic side door and enclose a rear covered area of the building and move the rear door to align with the rear east wall.

ADC 7.150 further provides the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria. Conclusions for ADC 7.150 and 7.160 will be discussed below.

Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural

elements from other buildings, shall not be undertaken.

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Findings of Fact

2.1 Building Use (ADC 7.160(1)). The structure was originally constructed as a residence and is proposed to continue to be used as a residence. Based on this fact, criterion ADC 7.160(1) is met.

2.2 Historic Character (ADC 7.160(2). The residence was constructed in the Vernacular style. The existing aluminum siding on the house is noted as an exterior alteration that is not of the time period of significance. Further the applicant proposes to replace three existing windows of aluminum and vinyl with composite windows that would be closer in character to the existing wood windows on the house. The enclosure of the rear covered area, removal of a non-historic side door, and subsequent relocation of the rear door would not alter any defining characteristics of the house. The existing front door does not appear to be original, and as such replacement would also not result in a loss of historic character. Based on these facts, criterion ADC 7.160(2) is met.

2.3 Historic Record & Changes (ADC 7.160(3) and (4). The residence was originally constructed around 1940 in the Vernacular style. The applicant does not propose any conjectural features or architectural elements from other buildings. The aluminum siding, as well as the aluminum and vinyl windows would have been installed after the period of significance and therefore not acquired historic significance in its own right. Based on these facts, criterion ADC 7.160(3 and 4) are met.

2.4 Distinctive characteristics (ADC 7.160(5)). The residence was originally constructed around 1940 in the Vernacular style. Distinctive features include overhanging eaves. The applicant proposes to replace the aluminum siding, replace the front entry door, replace three windows (two aluminum and one vinyl window) with Anderson Woodwright windows, remove a non-historic side door, enclose a rear covered area of the building, and move the rear door to align with the rear east wall. Based on these facts, criterion ADC 7.160(5) is met.

2.5 Deteriorated Features (ADC 7.160(6). The applicant proposes to replace the aluminum siding, replace the front entry door, replace three windows (two aluminum and one vinyl window) with Anderson Woodwright windows, and to enclose a rear covered area of the building and move the rear door to align with the rear east wall. None of the elements to be replaced are deteriorated, however except for the enclosure of the covered area, all changes would be occurring to features that have already been

altered from their original historic material. The enclosure of the covered area is proposed to use the same siding as the rest of the house. Based on this, criterion ADC 7.160(6) is met.

2.6 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant states they will not use chemical or physical treatments. Based on this, the criterion is met.

2.7 Significant Archaeological Resources (ADC 7.160(8)). The applicant states there are no known archeological resources located at or near this site. If significant archaeological resources are found on the site, the contractor will notify the architect who will notify a SHPO archeologist. The artifact will not be moved and work in the area will cease until SHPO is done with their review. Based on these facts, this criterion appears to be met.

2.8 Historic Materials (ADC 7.160(9)). The applicant states the exterior alterations will not destroy historic materials that characterize the property. The proposed alterations will be compatible with the historic characteristics of the area as the new siding and windows will match the garage. The applicant also states that the removal of the side door, the enclosure of the rear access hallway, and the relocation of the rear door will all not be visible from the street. Based on these facts, criterion ADC 7.160(9) is met.

2.9 New Additions (ADC 7.160(10)). The hallway that is proposed to be enclosed is not visible from the street and as such does not affect the essential form and integrity of the historic property. Based on this, the criterion does not apply.

Conclusions

2.1 The proposed exterior alterations will either affect features that have already been altered or portions of the house that are not visible from the street.

2.2 The proposed alterations are compatible with the historic character of the area, potentially satisfying ADC 7.150(1) and consistent with the Secretary of Interior's Standards in ADC 7.160,

Historic Review of the Use of Substitute Materials (ADC 7.170-7.225)

ADC eligibility for the use of substitute materials (ADC 7.200(1)) and review criteria for Historic Review of the Use of Substitute Materials (ADC 7.200) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Eligibility for the Use of Substitute Materials (ADC 7.200)

The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

The building or structure is rated historic non-contributing; OR

In the case of historic contributing buildings or structures, the existing siding, windows or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

Any application for the use of substitute siding, windows, and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

The applicant proposes to replace the aluminum siding on the house with hardi-plank, replace the existing front door with a Craftsman style wood door, and replace the two existing aluminum windows and one vinyl window (three total) with new Anderson 400-Series Woodwright windows.

Findings of Fact

3.1 Eligibility and Existing Conditions. The residence is rated as a Historic Contributing resource in the Hackleman National Register Historic District. The applicant proposes to replace the aluminum siding on the house with hardi-plank, replace the existing front door with a Craftsman style wood door, and replace the two existing aluminum windows and one vinyl window (three total) with new Anderson

400-Series Woodwright windows. The applicant provided photos of all elements proposed to be replaced. There is no information available about the original siding that was on the structure prior to the installation of the aluminum siding.

3.2 Substitute Materials. The applicant proposes to replace the three non-historic windows with Anderson Woodwright windows, replace the front door with a Craftsman style wood door, and replace the aluminum wood siding with hardi-plank siding.

Conclusions

3.1 The residence is rated as a Historic Contributing resource in the Hackleman National Historic District and is therefore not eligible for review under the first threshold in ADC 7.200.

3.2 The applicant proposes to replace existing altered materials on the structure with composite materials (windows) or hardi-plank siding. The front door is the only one proposed to be replaced with a historic material (wood).

3.3 Based on the above analysis, staff recommends the applicant address the cost-prohibitive nature of using historic material instead of substitute materials.

Design and Application Criteria for the Use of Substitute Materials (ADC 7.210)

Criterion 1

The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance of the existing siding, windows or trim.

Findings of Fact

1.1 The applicant states that the existing aluminum siding was placed on the house prior to the applicant's purchase of the house and that the proposed hardi-plank is the same siding used on a previous project that the applicant undertook.

Conclusions

1.1 New windows are proposed to match the general appearance of the existing windows, just made of a composite material and the hardi-plank is proposed to replicate lap siding.

1.2 The Commission may determine if this criterion is met.

Criterion 2

Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.

Findings of Fact and Conclusions

2.1 Based on the plans, all installed materials can be removed and replaced later if needed without considerable damage to the structure.

2.2 This criterion has been satisfied.

Criterion 3

The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.

Findings of Fact

3.1 Based on the submittals, none of the windows' components will be grained to resemble wood. As a condition of approval, the hardi-plank will be required to be smooth with no fake wood graining.

Conclusions

3.1 The proposed material will not be wood-grained.

3.2 This criterion has been satisfied with conditions of approval.

Condition

Condition 1 **Use of Substitute Materials** – Proposed siding may not be wood grained.

Criterion 4

The proposed siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.

Findings of Fact and Conclusions

4.1 The windows will not be installed in a manner that would affect decorative or character-defining features on the building. The applicant is not proposing to enlarge the window opening. The proposed siding would not affect decorative or character-defining features on the building as the existing siding is non-historic.

4.2 Based on these facts, the criterion appears to be satisfied.

Criterion 5

The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.

Findings of Fact and Conclusions

5.1 No historic trim is proposed to be covered by substitute materials. The existing siding and trim has been replaced by aluminum siding.

5.2 Based on these facts, this criterion is satisfied.

Criterion 6

Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces.

Findings of Fact

6.1 The applicant does not propose to install any siding or trim over historic brick, stone, stucco, or other masonry surfaces.

Conclusions

6.1 There is no siding or trim to be installed over the historic limestone or stucco.

Criteria 7 - 14

For the application of substitute siding and trim only:

Criterion 7

The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.

Findings of Fact and Conclusions

7.1 The contractor will replace any unfit supporting framing with new material.

7.2 This criterion is satisfied as a condition of approval.

Condition

Condition 2 **Use of Substitute Materials** – Support framing that is rotted or otherwise unfit for continued support shall be replaced in kind with new material.

Criterion 8

The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.

Findings of Fact and Conclusions

8.1 The contractor will install a vapor barrier as necessary to comply with this criterion.

8.2 This criterion is satisfied as a condition of approval.

Condition

Condition 3 **Use of Substitute Materials**– A vapor barrier shall be added to the interior surface of the exterior wall to prevent vapor transmission from the interior spaces.

Criterion 9

Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.

Findings of Fact and Conclusions

9.1 The applicant states they will comply with this criterion as applicable.

9.2 This criterion is satisfied as a condition of approval.

Condition

Condition 4 **Use of Substitute Materials**–Where substitute siding is used, the walls shall be insulated and ventilated from the exterior to eliminate any interior condensation.

Criterion 10

Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.

Findings of Fact and Conclusions

10.1 The applicant states they shall comply with this criterion as applicable.

10.2 This criterion is satisfied as a condition of approval.

Condition

Condition 5 **Use of Substitute Materials**–Sheathing shall be applied to support the new siding material. Additional information about the proposed sheathing shall be provided to staff prior to issuance of building permits.

Criterion 11

The proposed siding shall be placed in the same direction as the historic siding.

Findings of Fact and Conclusions

11.1 The applicant states they shall comply with this criterion as applicable.

11.2 This criterion is satisfied.

Criterion 12

The new trim shall be applied so as to discourage moisture infiltration and deterioration.

Findings of Fact and Conclusions

12.1 The applicant states they shall comply with this criterion as applicable.

12.2 This criterion is met.

Criterion 13

The distance between the new trim and the new siding shall match the distance between the historic trim and the historic building.

Findings of Fact and Conclusions

13.1 Evidence in the Historic Inventory Survey indicates that the historic siding was removed prior to the 1980s.

13.2 The distance between the new trim and new siding will match the historic intent.

13.3 This criterion has been met.

Criterion 14

A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.

Findings of Fact and Conclusions

14.1 The applicant states that the siding to be removed from the building is not historic material and is failing. If any wood siding exists under the aluminum siding then it will be saved. The applicant has no objection to selling or donating the removed material if there is any interest.

14.2 This criterion has been met.

Summary – Substitute Materials

The applicant proposes to replace the aluminum siding on the house with hardi-plank, replace the existing front door with a Craftsman style wood door, and replace the two existing aluminum windows and one vinyl window (three total) with new Anderson 400-Series Woodwright windows.

Overall Conclusions

The applicant proposes to replace aluminum siding with hardi-plank siding, replace three windows (two aluminum and one vinyl) with Anderson Woodwright windows, replace the front entry door, remove a non-historic side door, and to enclose a rear covered area of the building and move the rear door to align with the rear east wall.

Staff finds all applicable criteria are met for the exterior alterations and use of substitute materials but encourages additional information regarding eligibility to be provided by the applicant at the hearing.

Options and Recommendations

The Landmarks Commission has five options with respect to the subject application:

Option 1: Approve the requests as proposed;

Option 2: Approve the requests with conditions of approval;

Option 3: Approve the Exterior Alteration request but deny the Use of Substitute Materials;

Option 4: Approve the Use of Substitute Materials but deny the Exterior Alteration; or

Option 5: Deny the requests.

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 2 and approve both the Exterior Alteration request and the Use of Substitute Materials request with conditions. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Motion

I move to approve the exterior alterations and use of substitute materials including conditions of approval as noted in the staff report for application planning file no. HI-05-25. This motion is based on the findings and conclusions in the April 30, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

Condition 1 **Use of Substitute Materials** – Proposed siding may not be wood grained.

Condition 2 **Use of Substitute Materials** – Support framing that is rotted or otherwise unfit for continued support shall be replaced in kind with new material.

Condition 3 **Use of Substitute Materials**– A vapor barrier shall be added to the interior surface of the exterior wall to prevent vapor transmission from the interior spaces.

Condition 4 **Use of Substitute Materials**–Where substitute siding is used, the walls shall be insulated and ventilated from the exterior to eliminate any interior condensation.

Condition 5 **Use of Substitute Materials**–Sheathing shall be applied to support the new siding material. Additional information about the proposed sheathing shall be provided to staff prior to issuance of building permits.

Condition 6 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report. Deviations from these descriptions may require additional review.

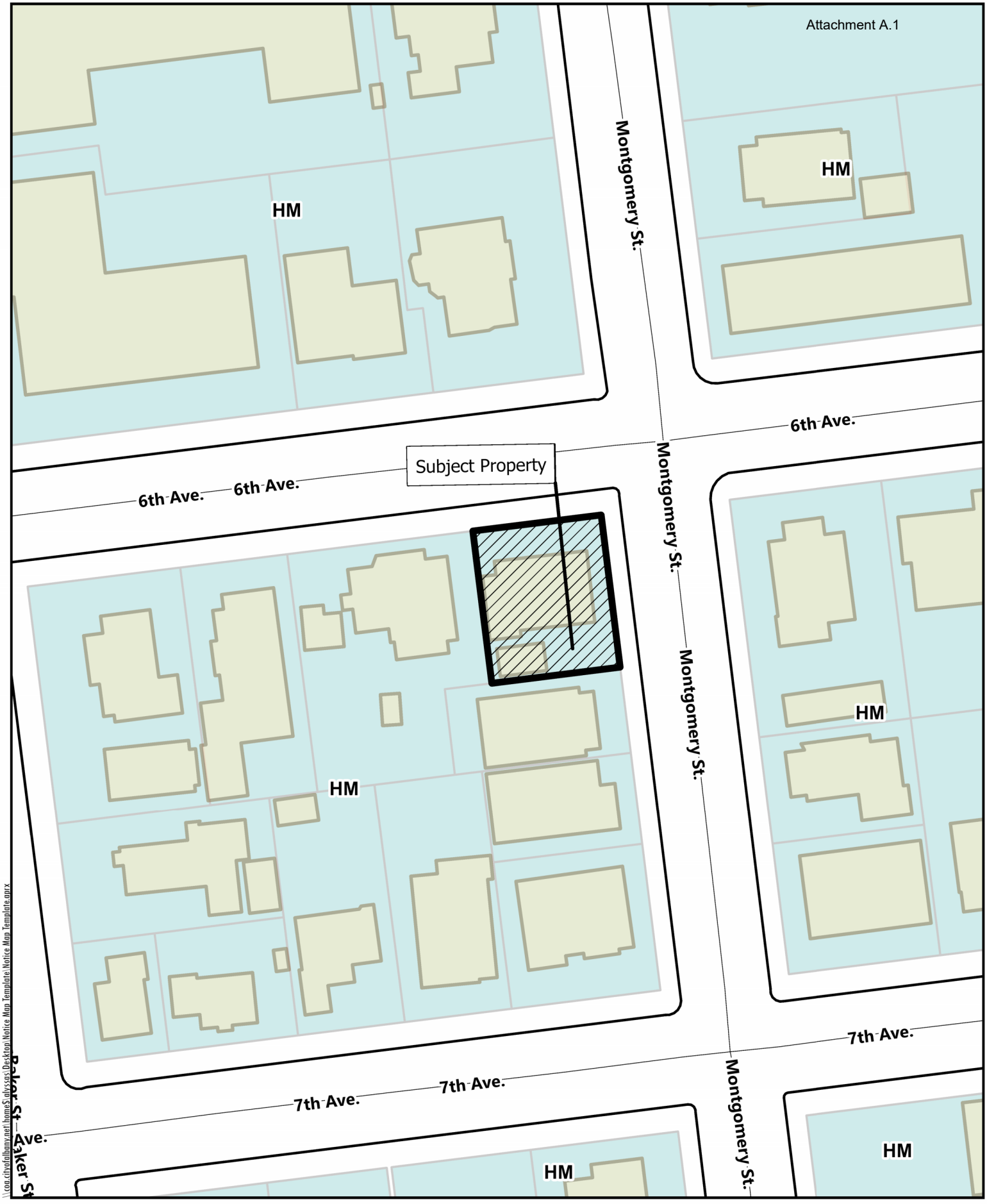
Condition 7 **Historic Review** – A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Attachments

A. Location Map
B. Historic Resource Survey
C. Applicant's Submittal
D. Applicant Photos

Acronyms

ADC	Albany Development Code
HI	Historic file designation
HM	Hackleman Monteith Zoning District



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N

0 50 100 200 Feet

244 6th Ave SE

Date: 4/15/2025 Map Source:

Location Map

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
HISTORIC DISTRICT

COUNTY: Linn

HISTORIC NAME: None
COMMON NAME: None
ADDRESS: 244 6th Ave. SE
ADDITIONAL ADDRESS: NONE
CITY: Albany
OWNER: Edna H. Pierce
CATAGORY: Building
LOCATION Hackleman Historic District
MAP NO: 11S03W07BA **TAX LOT:** 04700
BLOCK: 4 **LOT** N/A
ADDITION NAME: Hackleman's Second Addition
PIN NO: 11S03W07BA04700 **ZONING** HM

ORIGINAL USE: Residence
CURRENT USE: Residence
CONDITION: Good
INTEGRITY: Good **MOVED?** N
DATE OF CONSTRUCTION: c.1940
THEME 20th Century Architecture
STYLE: Vernacular
ARCHITECT UNKNOWN
BUILDER: UNKNOWN
QUADRANGLE Albany **ASSESSMENT:** N
ORIGINAL RATING: Compatible
CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: Rectangle
FOUNDATION MAT.: Concrete
ROOF FORM/MAT.: Gable
STRUCTURAL FRAMING: Wood
PRIMARY WINDOW TYPE: 1/1 Double Hung
EXTERIOR SURFACING MATERIALS: Vinyl siding
DECORATIVE FEATURES:
Overhanging eaves

NO. OF STORIES: 1
BASEMENT N
PORCH: Shed

EXTERIOR ALTERATIONS/ADDITIONS:
Aluminum siding

NOTEWORTHY LANDSCAPE FEATURES:
None

ADDITIONAL INFO:
None
Garage not on 1949 Sanborn - but built w/ salvage materials. This garage was rebuilt and moved per HI-10-11.

INTERIOR FEATURES:
None

LOCAL INVENTORY NO.: H.124
SHPO INVENTORY NO.: None
CASE FILE NUMBER: None
HI - 10 - 11

Linn County Tax Data File

Tax lot #..... 11S03W07BA04700
Tax acct #.... 0090221
Site address.. 244 6TH AVE SE In-City? Y

Owner..... PIERCE, EDNA H
Address-1..... 244 6TH AVE SE
Address-2..... ALBANY OR 97321-2926
Address-3.....
Address-4.....
Address-5.....

Property class... 1010 Tax Code #1...0801
Stat class..... 000 Tax Code #2...0000

Land market value... 23,970
Imp. market value... 47,900

205. 244 S.E. 6th
Significance: Compatible
Use: Residence
Date: c. 1935

Edna Pierce

Present Owner: ~~Elwin Badger~~
244 S.E. 6th
Albany, OR 97321
Tax Lot: 11-3W-7BA, TL 4700

Description:

One story; one exterior chimney; wood frames. Shed roof porch extends half the face of the building, metal banisters; double-hung windows, one light over one; concrete foundation.

HISTORIC RESOURCE SURVEY -ALBANY
HACKLEMAN HISTORIC DISTRICT -PAGE TWO

NAME: Edna H. Pierce
ADDRESS:244 Sixth Ave. SE
QUADRANGLE: Albany

T/R/S:T11-R3W-S07
MAP NO.:11-3W-07BA
TAX LOT: 04700

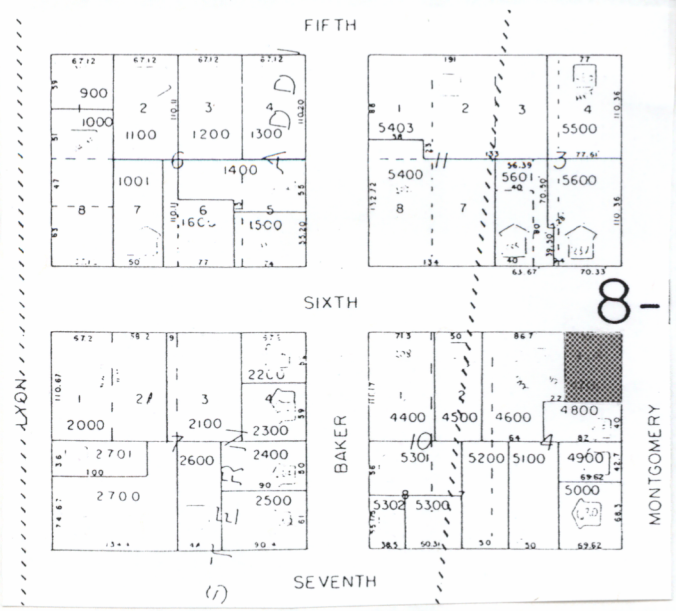
****

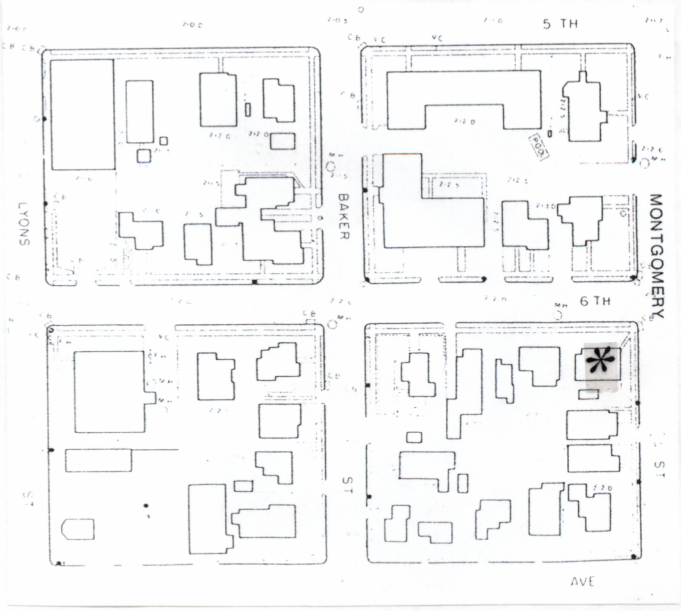
****

NEGATIVE NO.: W-31

SLIDE NO.: H.124

****





GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & Tanya Neel.

244 6th
back & E face (S)
W-32 ~97

244 6TH
w. face (R)
W-30 '97


244 6th
G15

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Building & Planning 541-917-7550

APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals
Send completed signature page and checklist(s) to albanyoregon.gov/permits

- ☐ Adjustment (AD)
- ☐ Alternative Setback
- ☐ Annexation (AN)
- ☐ Comprehensive Plan Amendment (CP)
  - o Map Amendment
  - o Map Amendment; concurrent w/zoning
  - o Text Amendment
- ☐ Conditional Use, circle one: Type II or III
  - o Existing Building: expand or modify
  - o New Construction
  - o Home Business (Type III only)
- ☐ Development Code Text Amendment (DC)
- ☐ Floodplain Development Permit (FP)
- ☐ Historic Review (HI)
  - ● Exterior Alteration – residential, not visible from street (Type I)
  - o Exterior Alteration – all commercial and residential visible from street (Type III)
  - o New Construction (Type III or I-L)
  - o Demolition or Moving (Type III)
  - ● Substitute Materials (Type III)
- ☐ Interpretation of Code (CI)
  - o Quasi-Judicial (Type II)
  - o Legislative (Type IV)
- ☐ Land Division (check all that apply)
  - ☐ Partition (PA) ☐ Expedited
    - o Tentative Plat (Type I-L)
    - o Tentative Plat PD or CD (Type III)
    - o Final Plat (Type I)
  - ☐ Subdivision (SD) ☐ Expedited
    - o Tentative Plat (Type I-L)
    - o Tentative Plat PD or CD (Type III)
    - o Final Plat (Type I)
  - ☐ Tentative Re-plat Type I-L (RL)
  - ☐ Modification to Approved Site Plan or Conditional Use
  - ☐ Natural Resource Boundary Refinement (NR)
  - ☐ Natural Resource Impact Review (NR)
  - ☐ Non-Conforming Use (MN)
  - ☐ Planned Development (PD)
    - o Preliminary (Type III)
    - o Final (Type I)
  - ☐ Property Line Adjustment (LA)
  - ☐ Site Plan Review (SP)
    - o Accessory Building
    - o Change of Use, Temporary or Minor Developments
    - o Manufactured Home Park
    - o Modify Existing Development
    - o Parking Area Expansion (only)
    - o New Construction
    - o Tree Felling
  - ☐ Temporary Placement (TP)
  - ☐ Urban Growth Boundary (UGB)
  - ☐ Vacation (VC)
    - o Public Street or Alley
    - o Public Easements
  - ☐ Variance (VR)
    - o Major Variance (Type II)
    - o Minor Variance (Type I-L)
  - ☐ Willamette Greenway Use (WG)
  - ☐ Zoning Map Amendment (ZC)
    - o Quasi-Judicial (Type IV)
    - o Legislative (Type IV)
  - ☐ **Other Required (check all that apply)**
    - o Design Standards
    - o Hillside Development
    - o Mitigation
    - o Parking/Parking Lot
    - o Traffic Report
  - ☐ Other_____

Location/Description of Subject Property(s)

Site Address(es): 244 6th Avenue SE

Assessor's Map No(s): 11S03W07BA Tax Lot No(s): 04700

Comprehensive Plan designation:_____ Zoning designation: HM-Hackleman Monteith

Size of Subject Property(s): 4,260 sq.ft. Related Land Use Cases: HI-10-11 & HI-09-15

Project Description: Historic Review of Substitute Material and Historic Review of Exterior Alterations

☑ Historic Overlay ☐ Natural Resource Overlay District ☐ Floodplain or Floodway Overlay

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Building & Planning 541-917-7550

Historic Review of Substitute Materials

Checklist and Review Criteria

INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (subject to change every July 1); staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Application and materials must be submitted online through Accela at http://www.albanyoregon.gov/permits. Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

REQUIRED ATTACHMENTS AND CHECKLIST:

☑ **PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**

☑ **HISTORIC INFORMATION.** Provide a copy of the historic information about the building and proposed project below.

☑ **WRITTEN DESCRIPTION/DRAWINGS.** Detail where the substitute material is proposed, the type of substitute materials, proposed dimensions, and proposed methods of application of substitute materials and preservation of the original materials and architectural elements.

☑ **PHOTOGRAPHS.** Please submit any photos that clearly show the current condition of the area intended to be altered by the application of substitute materials.

☐ **PEST AND DRY ROT INSPECTION REPORT.** The City may require a pest and dry rot inspection and a report assessing the structure's condition.

☑ **REVIEW CRITERIA RESPONSES.** In a separate document, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the review criteria found on pages 2 & 3.

☑ **HISTORIC PROPERTY INFORMATION & PROJECT DESCRIPTION**
Submit the following information (separately or submit this page):

1. Historic District:
   ☐ Monteith ☒ Hackleman ☐ Downtown ☐ Local Historic ☐ Commercial/Airport
2. Historic rating:
   ☒ Historic Contributing ☐ Historic Non-Contributing ☐ Non-Historic (post 1945)
3. House Architectural Style(s): c1940 Vernacular House

4. Construction Date: Some time between August & September 2025

5. Please explain in detail what original features (siding, windows, trim, etc.) are proposed to be replaced. For windows, measurements are needed for each window proposed to be replaced. At least one photograph of each window is required to show the condition of all window parts.

(1) Replace aluminum siding; (2) Replace front entry door; (3) Retain 8 of the existing wood windows; (4) To replace 2 existing aluminum windows and 1 vinyl window on the rear of the building with new Anderson 400-Series Woodwright windows; and (5) to enclose a rear covered area of the building and move th rear door to align with rear east wall.

6. **Proposed materials and application methods**. Include dimensions and design details for each new window. (Note: new windows must match the style and profile of the original windows. For example, a single-pane sash must be replaced with a single-pane sash; a six-pane sash must be replaced with a six-pane sash.)

7. How will the original materials and architectural features/elements be preserved?

No new windows. Retaining 8 wood windows and replacing 2 aluminum windows and 1 vinyl window with Anderson 400-Series Woodwright windows.

☑ **REVIEW CRITERIA RESPONSES.** On a **separate page** please prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria (ADC 7.200 and 7.210). Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact on page 3.)

Eligibility for the Use of Substitute Materials. The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

1. The building or structure is rated historic non-contributing OR, in the case of historic contributing buildings or structures, the existing siding, windows, or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

Any application for the use of substitute siding, windows, and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

Design and Application Criteria for Substitute Materials. For buildings or structures rated historic contributing or historic non-contributing, the application for the use of substitute materials on siding, windows or trim must follow these guidelines:

1. The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows, or trim.
2. Substitute siding, windows, and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.

3. The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.
4. The proposed siding, siding, windows, or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows, and/or trim may not be covered or replaced with substitute materials.
5. The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.
6. Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces.

For the application of substitute siding and trim only:

7. The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.
8. The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.
9. Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.
10. Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.
11. The proposed siding shall be placed in the same direction as the historic siding.
12. The new trim shall be applied so as to discourage moisture infiltration and deterioration.
13. The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.
14. A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.

HISTORIC REVIEW OF SUBSTITUTE MATERIALS: OVERVIEW

The City reviews the use of substitute materials to encourage preservation of characteristics and materials of the historic architectural style. Review is required for the application of substitute materials for siding, windows, and trim on buildings or structures originally constructed before 1946 and on the Local Historic Inventory.

A pre-application meeting is recommended prior to applying for this land use permit. This meeting provides for an exchange of information about Development Code and Comprehensive Plan requirements and offers technical and design assistance to the applicant. **Please contact the Historic Preservation Planner in the Planning Division to arrange a time to meet to review your project proposal. In most cases, a site visit will be needed to document the condition of the materials proposed to be replaced.**

The Landmarks Commission reviews applications for use of substitute materials. The applicant and adjoining property owners within 100 feet (ADC 7.180) will receive notification of the Landmarks Commission meeting on the proposal. The Commission accepts both written and verbal testimony. The Landmarks Commission may attach conditions of approval appropriate for the promotion or preservation of historic or architectural integrity. All conditions must relate to a review criterion.

All decisions must specify the basis for the decision. Landmarks Commission decisions may be appealed to the Albany City Council. Decisions of the Community Development Director may be appealed to the Landmarks Commission.

Rev. 12/2024

Note: Projects that require a historic review may also require other land use reviews. If other reviews are required, they may be handled concurrently.

EXAMPLE OF FINDINGS OF FACT

Criteria for Findings of Fact:

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact:

Statements addressing individual criteria must be in a "finding of fact" format. A finding of fact consists of two parts:

1. Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
2. An explanation of how those facts result in a conclusion supporting the criterion.

Example:

Criterion: The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure.

Facts: The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns, and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected "sawn" design (rather than turned) that was typical in the late 19th century. (SEE ATTACHED DRAWING.)

Conclusion: Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Building & Planning 541-917-7550

Historic Review of Exterior Alterations

Checklist and Review Criteria

INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (subject to change every July 1): staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Application and materials must be submitted online through Accela at http://www.albanyoregon.gov/permits. Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS SUBMITTAL CHECKLIST:

☑ **PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**

☑ **PROPERTY AND PROJECT INFORMATION.**
Submit the following information (separately or on this page):

1. Historic District:

   ☐ Monteith ☒ Hackleman ☐ Downtown ☐ Local Historic ☐ Commercial/Airport

2. Historic rating:

   ☒ Historic Contributing ☐ Historic Non-Contributing ☐ Non-Historic (post 1945)

3. Year Built: 1935+ Architectural Style(s): c 1940 Vernacular House

4. Years of exterior alterations, if any: Unknown Year of wood siding replaced with aluminum siding. 2017 Replacement of detached garage (HI-10-11, HI-09-15)

5. Please describe the proposed alteration(s) and the purpose of the alterations: To move the rear entry door to align with the rear east wall enclosing 119 sq. ft to add to the living area and remove an access door on the west side of the building.

☐ **PHOTOGRAPHS.** Provide photographs that show the current condition of the area you intend to alter.

☐ **CONSTRUCTION PLANS/ELEVATION DRAWINGS.** Provide construction plans, architectural drawings or schematics showing detailed building elevations and exterior plans, and dimensions of all altered or new elements, including foundation, windows, and the setbacks to the property lines, materials proposed, profile/design, etc. If construction plans or drawings are not applicable to your project, then

submit an accurate alteration description, including photographs, or other information that describes the project.

Note: Some properties may have covenants or restrictions, which are private contracts between neighboring landowners. These frequently relate to density, minimum setbacks, or size and heights of structures. While these covenants and restrictions do not constitute a criterion for a City land use decision, they may raise a significant issue with regard to the City's land use criteria. It is the responsibility of the applicant to investigate private covenants or restrictions.

☐ **REVIEW CRITERIA RESPONSES.**

On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact starting on last page.)

1. The Community Development Director will approve **residential** alteration applications if one of the following criteria is met:
   a. There is no change in historic character, appearance, or material composition from the existing structure.
   b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.
   c. The proposed alteration is not visible from the street.
2. For all other exterior alteration requests, except for the use of substitute materials*, and including all **non-residential** requests, the review body must find that one of the following criteria has been met to approve an alteration request:
   a. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure, or
   b. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

   **There is a different application for the use of substitute materials. The review criteria for the use of substitute siding, windows, and trim shall be as found in ADC Sections 7.170-7.225.*

   The review body will use the Secretary of the Interior's Standards of Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria [ADC Section 7.160].

The Secretary of the Interior's Standards for Rehabilitation. The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old, and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired [ADC Section 7.160].

HISTORIC REVIEW OF EXTERIOR ALTERATIONS – PROCESS AND PROCEDURE

Purpose (ADC 7.100). The purpose of reviewing alterations to historic landmarks is to encourage the preservation of characteristics that led to their designation as historic landmarks. Review is required for exterior alterations or additions to buildings or structures classified as historic contributing and historic non-contributing within the historic districts, and to landmarks outside the districts.

Exemption from Review (ADC 7.110). Historic review is not required for buildings or structures originally constructed after 1945 or for changes to paint color to any home or structure.

Procedure (ADC 7.120). A request for an exterior alteration is reviewed and processed by either the Community Development Director or the Landmarks Commission. The Landmarks Commission replaces the Hearings Board or Planning Commission as the review body. Any exterior or interior alteration to buildings participating in Oregon's Special Assessment of Historic Property Program will also require review and approval by the State Historic Preservation Office.

1. The Director will approve residential alteration requests if one of the following criteria is met:
   a. There is no change in historic character, appearance, or material composition from the existing structure.
   b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.
   c. The proposed alteration is not visible from the street.
2. For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decision will be forwarded to the State Historic Preservation Office.

EXAMPLE OF FINDINGS OF FACT

Criteria for Findings of Fact

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact

Statements addressing individual criteria must be in a "finding of fact" format. A finding of fact consists of two parts:

1. Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
2. An explanation of how those facts result in a conclusion supporting the criterion.

Example:

Criterion: The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure.

Facts: The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected "sawn" design (rather than turned) that was typical in the late 19th century. (SEE ATTACHED DRAWING.)

Conclusion: Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.

HISTORIC REVIEW OF SUBSTITUTE MATERIALS APPLICATION FOR PROPERTY LOCATED AT 244 SIXTH AVENUE SE

Applicant: Scott Lepman dba Glorietta Bay LLC; 100 Ferry Street NW; Albany OR 97321

Telephone: 541-928-9390 **Fax:** 541-928-4456 **E-mail:** scottlepman@gmail.com

Applicant's Primary Contact: Candace Ribera; 100 Ferry Street NW; Albany OR 97321

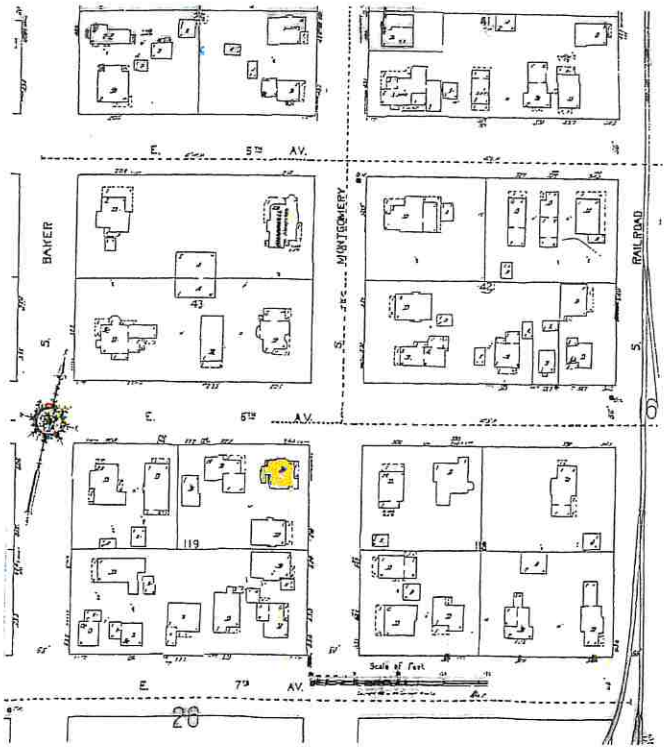
Telephone: 541-704-0364 ex. 1006 E-mail: candace@slcompany.com

Request: Am application to (1) replace the aluminum lap siding with a smooth Hardi Plank lap siding; (2) to replace the front entry door with a Craftsman style door; (3) to retain 8 of the existing wood windows; (4) to replace 2 existing aluminum windows and 1 vinyl window located on the rear of the building with new Anderson 400-Series Woodwright windows; and (5) to remove an unused access door on the west side of the building and to enclose a rear covered area of the building (119 sq. ft.) and move the rear door to align with the rear east wall of the single-family house located at 244 Sixth Avenue SE which is within the Hackleman Historic District with a Historic Contributing Rating.

Subject Property: Tax Lot 04700, Linn County Assessor's Map 11S-03W-07BA containing 4,260 square feet.

Zoning: HM (Hackleman Monteith)

Historic District: Hackleman



History of Property: The property contains a one-story 1,072 square foot c.1940 Vernacular house. The house currently has aluminum lap siding that was placed over the original narrow lap wood siding. A detached 264 square foot single-car garage was constructed sometime after 1949. The detached garage was torn down in 2017 as the building was near collapsing due to not having a foundation and the outer walls were rotting. The garage was replaced with a new 312 square foot single car garage that was sided with a smooth-faced 3½ inch wide cement fiberboard lap board siding (Hardie Plank) (Historic Review HI-10-11).

Existing Structures: The existing residence contains a covered access way into the house from the rear entry door to the building to 3 feet from the corner of the building. An additional narrow outside door is located on the west side of the building with access only to Sixth Avenue. We are proposing to enclose the rear covered access way (119 square feet) and to move the rear access door to align with the rear east wall of the newly enclosed area. We will also remove the access door located on the west side of the building as it opens into bedroom areas.

Sixth Avenue SE

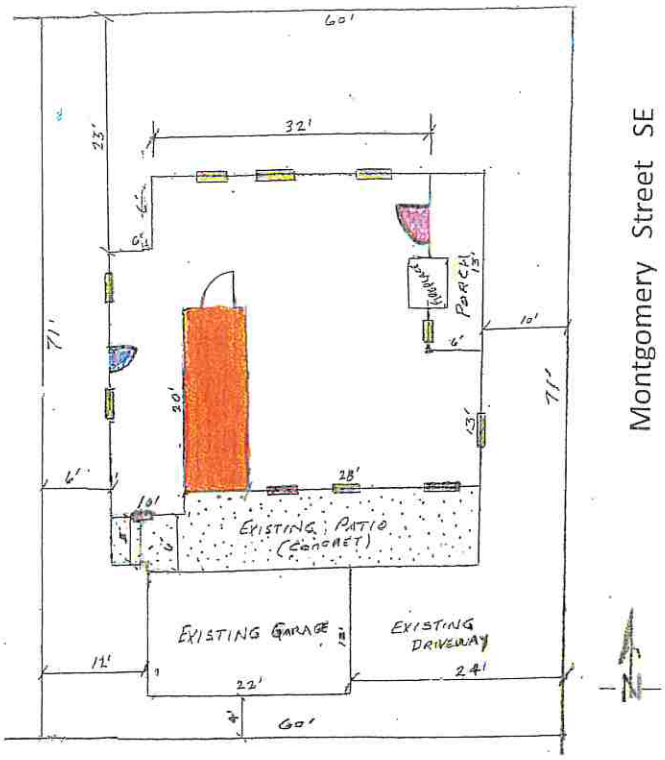
Wood Windows

Aluminum or Vinyl Windows

Area to be Enclosed

Door to be Removed

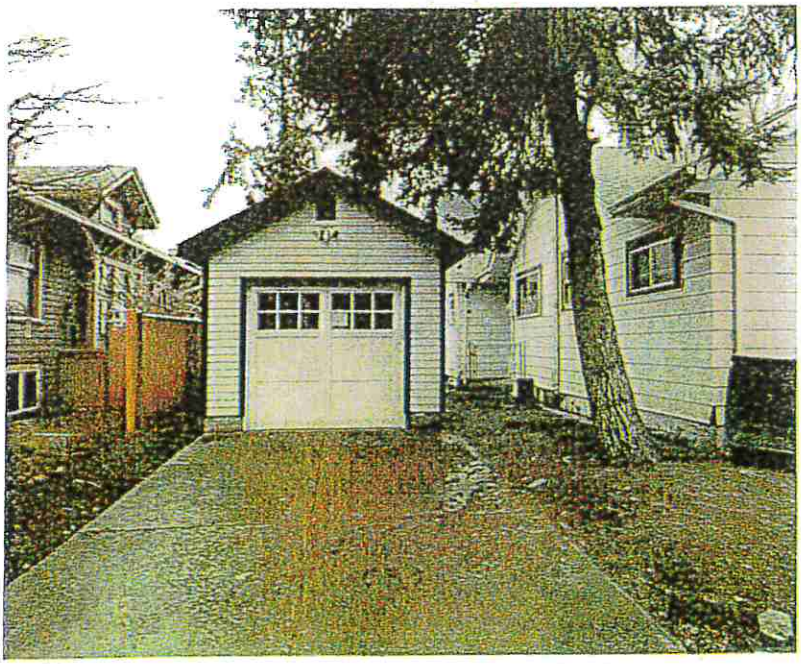
Door to be Replaced



Current Front View of the House from Sixth Avenue SE (north side)

View of the Existing East and South Sides of House and Corner of Detached Garage From East Side of Property

View of Existing House and Detached Garage From Montgomery Street (East Side of Structure)



View of the Existing House and Corner of Detached Garage From West Side of Structure

View of the Existing House From the West with Close-up of Existing Door to be Removed

View of the South Side of the Backside of Existing House with Rear Entrance to Interior Of the House and the North Side of the Detached Garage with the Patio Area Between

View of Existing Front Door Proposed to Be Replaced

View of the Existing House and Detached Garage From Montgomery Street (East Side of Structure)

View of the Existing House and Detached Garage From West Side of Structure

View of the South Side of the Backside of Existing House in Area of the Existing Rear Door Proposed to Become Living Space with the Door Moved to the East Corner of the Building

FINDINGS THAT APPLY TO THE ALBANY DEVELOPMENT CODE CRITERIA FOR HISTORIC SUBSTITUTE MATERIALS

ADC Section 7.150 Exterior Alteration Review Criteria. For applications other than for the use of substitute material, the review body must find that one of the following criteria has been met in order to approve an alteration request.

(1) The proposed alteration will cause the structure to more closely approximate the historic charter, appearance or material composition of the original structure than the existing structure, or

Applicant's Response: The subject single-family house is designated on the Local Historic Inventory as within the Hackleman Historic District. The existing single-family home is a c1940 Vernacular style building. The house currently has aluminum lap siding that was installed over the original narrow lap wood siding. The house is one story and contains 1,072 square feet. The new lap siding will be a smooth fiber cement (Hardi Plank) that will match the siding on the existing detached garage in color and in width as approved in Historic Review Case No. HI-10-11.

(2) The proposed alteration is compatible with the historic characteristic of the area and with the existing structure in massing, size, scale, materials and architectural features.

Applicant's Response: The proposed alterations to the existing single-family home will be compatible with the historic character of the area. The removal of the aluminum siding and the replacement of the siding with a product that will match the detached garage (Hardi Plank) will enhance the look of the property. The removal of a side door that was constructed as part of an add-on to the original house will not be noticed from the street. The enclosure of the rear access hallway and the relocation of the rear door will also not be visible from the street but will add approximately 119 square feet of livable area to the house.

FINDINGS THAT APPLY TO THE ALBANY DEVELOPMENT CODE CRITERIA FOR HISTORIC SUBSTITUTE MATERIALS

ADC Section 7.210 Design and Application Criteria for Substitute Materials. For buildings or structures rated historic contributing or historic non-contributing, the application for the use of substitute materials on sidings, windows or trim must follow these guidelines:

(1) The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows or trim.

Applicant's Response: The existing aluminum siding was placed on the house prior to the applicant's purchase of the property. The proposed Hardi Plank is the same siding that was placed on the Opera House building to match the look of the existing failing wood siding that had been covered by a vinyl siding. The existing wood windows on three sides of the building and the one wood window located on the rear of the house will be maintained. The two existing aluminum windows and one vinyl located on the rear of the dwelling unit will be replaced with new Anderson 400-Series Woodwright windows. The front door will be replaced with a Craftsman style wood door.

(2) Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original conditions using traditional materials.

Applicant's Response: In the future, if a new owner should choose to replace the proposed Hardi Plank lap siding or to replace any of the windows on the rear of the building, both could be replaced using traditional historic material subject to Historic Review.

(3) The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.

Applicant's Response: The proposed smooth Hardi Plank lap siding will match the siding on the existing detached garage siding in texture and width and will be painted the same color as the detached garage. This can be ensured by a condition of approval.

(4) The proposed siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.

Applicant's Response: The existing wood windows and frames on the building will be left in place on the building. The two aluminum windows and one vinyl window located on the south side of the building facing the detached garage will be replaced with new Anderson 400-Series Woodwright windows and will have similar wood trim matching the rest of the windows. The single wood window on the southeast side of the building will be left in place.

(5) The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired.

Applicant's Response: Currently, there are no unusual examples on the house as the previous owners replaced the wood siding with aluminum siding. The windows and trim on the north, east and west sides of the building are currently wood windows with aluminum storm windows placed over the wood windows. The existing wood

windows and trim will remain. If the trim needs to be repaired, it will be replaced with similar wood. This can be ensured by a condition of approval.

(6) Substitute siding or trim may not be applied over brick, stone, or other masonry surfaces;

Applicant's Response: The existing aluminum siding will be removed. The new siding and trim will not be applied over any existing historic brick, stone or other masonry surfaces if discovered by the removal of the existing aluminum siding. This can be ensured by a condition of approval.

(7) The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.

Applicant's Response: When the existing aluminum siding is removed, insulation will be installed in the wall and if any rotted material is found, it too will be replaced in kind with new material. This can be ensured by a condition of approval.

(8) The interior surface of the exterior wall shall receive a vapor barrier to prevent the vapor transmission from the interior spaces.

Applicant's Response: The interior surface of the exterior walls will receive a vapor barrier to prevent vapor transmission from the interior spaces. This can be ensured by a condition of approval.

(9) Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.

Applicant's Response: The existing aluminum siding will be removed and replaced with a smooth-faced cement lap board siding (Hardie Plank) that will be painted to match the existing garage. The interior surface of the new siding will be insulated and ventilated to meet current Building Code standards. This can be ensured by a condition of approval.

(10) Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.

Applicant's Response: The original wood siding was nailed directly to the studs with no vapor barrier or moisture protection to protect the building. The structure needs new siding to protect the structure and the sheathing is needed to provide lateral bracing to support the proposed siding material. This can be ensured by a condition of approval.

(11) The proposed siding shall be placed in the same direction as the historic siding.

Applicant's Response: The proposed Hardie Plank siding will be placed in the same direction as the existing siding on the building and detached garage. This can be ensured by a condition of approval.

(12) The new trim shall be applied so as to discourage moisture infiltration and deterioration.

Applicant's Response: The new trim will be installed to prevent moisture infiltration and deterioration. This can be ensured by a condition of approval.

(13) The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.

Applicant's Response: The new trim and new siding will match the distance between the trim and the siding that has been placed on the newly constructed detached garage. This can be ensured by a condition of approval.

(14) A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building material.

Applicant's Response: The proposed siding to be removed from the building is not historic material. The siding is a failing aluminum siding. If the wood siding was left under the aluminum siding when the siding was placed on the building, the wood will be saved. The wood windows are not proposed to be removed. The three aluminum windows located on the rear of the building facing the detached garage are proposed to be replaced with new aluminum windows (Anderson's Traditional Windows). There may or may not be any interest in the aluminum siding material, wood siding or the windows. However, the applicant has no objection to selling or donating the material to whomever expresses an interest in the material.

FINDINGS THAT APPLY TO THE SECRETARY OF THE INTERRIOR'S STANDARDS FOR REHABILITATION.

ADC Section 7.160 The Secretary of the Interior's Standards for Rehabilitation. The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Applicant's Response: The subject property has contained a single-family home on the site sometime around 1949. The use and defining characteristics of the building will not be changed.

(2) The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property should be avoided.

Applicant's Response: The removal of the aluminum siding that was placed on the building sometime in the early 70's will be replaced with a smooth-faced 3½ inch wide cement fiberboard lap board siding (Hardi Plan) as was placed on the approved detached garage in 2011 and constructed in 2017 (Historic Review Case No. HI-10-11).

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architecture elements from other building, shall not be undertaken.

Applicant's Response: The house will look much like it did before the original lap siding was replaced by the aluminum siding in the early 70's. The new siding will match the siding on the detached garage (Historic Review Case No. HI-10-11)

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Applicant's Response: There is nothing historically significant on the design of the house.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Applicant's Response: There are no distinctive features, finishes or construction techniques in the construction of the existing house on the property.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and

other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Applicant's Response: The 8 existing wood windows on the building located on the north, east and west sides of the building will remain and the 2 existing aluminum windows and a single vinyl window located on the rear of the building (south side) will be replaced with new Anderson 400-Series Woodwright windows. The existing wood front door will be replaced with a Craftsman style door.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Applicant's Response: No chemical or physical treatments are proposed for the exterior alterations to the building.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Applicant's Response. There are not significant archeological resources located on the property.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Applicant's Response: The enclosure of 119 square feet of a 7-foot wide by 17-foot long entrance to the back of the house will not destroy the historic character of the house as the enclosure is 38 feet from the public sidewalk will not be seen from the street.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpacted.

Applicant's Response: The 119 square feet enclosure will become a part of the interior of the existing house and will create a safer environment for the residents of the house as currently the back door is located 20-feet from the back patio that is located between the house and the detached garage.

Schrems, Alyssa

From: Candace Ribera <candace@slcompany.com>
Sent: Monday, April 28, 2025 2:44 PM
To: Schrems, Alyssa
Subject: Re: HI-05-25 staff report (244 6th Ave SE)

[**WARNING!** This email came from outside our organization. Do **NOT** click unknown attachments or links in email.]

Don't panic. This is what I said in my findings for the Opera House which is very similar to what I said in the findings document for 6th Avenue.

1.

" The vinyl siding on the east, west and south sides of the building will be removed and replaced with a smooth-faced cement fiberboard lap board siding (HardiePlank) that will be painted (see Exhibit 'H' –Existing and Proposed Building Elevations). The proposed siding will be placed to Historic District standards with the same vertical dimensions and reveal (4-inch) as is typical for 3 to 6 inch reveal for craftsman style buildings."

We will be matching the siding on the existing detached garage of which pictures were provided of the existing garage which was already approved by Landmarks.

From: "Alyssa Schrems" <Alyssa.Schrems@albanyoregon.gov>
To: "candace ." <candace@slcompany.com>
Sent: Monday, April 28, 2025 2:10:00 PM
Subject: HI-05-25 staff report (244 6th Ave SE)

Hi Candace,

While I was working through the staff report I realized that very few (if any!) of our Landmarks Commissioners were around for the Opera house review that was done. The proposed siding for this project is described as "the same siding" that was used on the Opera house. Would you mind submitting additional information about what style, reveal, and width the proposed siding will have? This could also be addressed at the hearing. I just don't think this commission is as familiar with that specific product, so I just want y'all to be prepared to provide additional details about specifically what siding is being proposed. Let me know if you have any questions.

Thanks,

Alyssa Schrems
Planner II / Historic Planner
Community Development
City of Albany, Oregon
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she, her, hers

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